

# VICIS NOVA



Jerningham Road, SE14  
£1,650,000



Occupying a hill-top position in the tranquil, leafy and incredibly sought-after Telegraph Hill Conservation area, this imposing Victorian townhouse offers a great opportunity to those willing to get their hands dirty and create a magnificent family home in SE14.

This home is on the park-end of Jerningham Road, spans 2,422 sqft over three floors and has an 88-foot tranquil garden. With close proximity to three Zone-2 stations, the open green spaces of Telegraph Hill park and local amenities of both trendy Nunhead and the vibrant settings of New Cross. What more could you want from a family home?

Upon arrival, you'll immediately notice the home's presence. Jerningham road is a wide, tree-lined road with imposing Victorian Townhouses as far as the eye can see. The home is currently configured as a HMO, but has all the credentials to make for a superb family home. On the hall floor you've got two rooms on your left, which used to be the original formal double reception room. This can be easily re-converted by knocking through the stud, partition wall. Walking to the rear of the hall floor, you've got an incredibly spacious bedroom with en-suite that has gorgeous garden views.

Heading downstairs to the garden level, you've got three bedrooms. The bedroom to the front has its own access point, which makes garden landscaping works less intrusive or can allow for you to make the ground floor self-contained if you wish! The other two bedrooms both have garden views and are spacious double bedrooms. For those looking to convert the house back into a family home, the garden floor would make for an impressive open-plan kitchen / living area that opens out to the garden.

Moving up to the top of the house on the half landing, you've got a recently refurbished kitchen / dining space. This room has incredible views of The City (you can see the skyline and London Eye!). Moving up the half landing, you've got a further two bedrooms, both with en-suites. The principal bedroom is bay-fronted, light & airy has stunning views of the period architecture across the road.







Jerningham Road,  
Telegraph Hill, SE14



Lower Ground Floor

Upper Ground Floor

First Floor

## Property Details

Victorian Townhouse

Eight bedrooms

Six shower rooms

Contemporary kitchen / dining area

City Skyline Views

88 foot garden

Two entrances, ground floor and raised ground floor

Great potential to extend and improve (STPP)

Close to local amenities and transport links

Chain-free

Approx. 2,422 sqft / 225 sqm

EPC Rating: F

Tenure: Freehold

Council Tax Band: E

London Borough of Lewisham

Approx. Floor Area Including Restricted Heights 2422 Sq Ft - 225.00 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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# Location

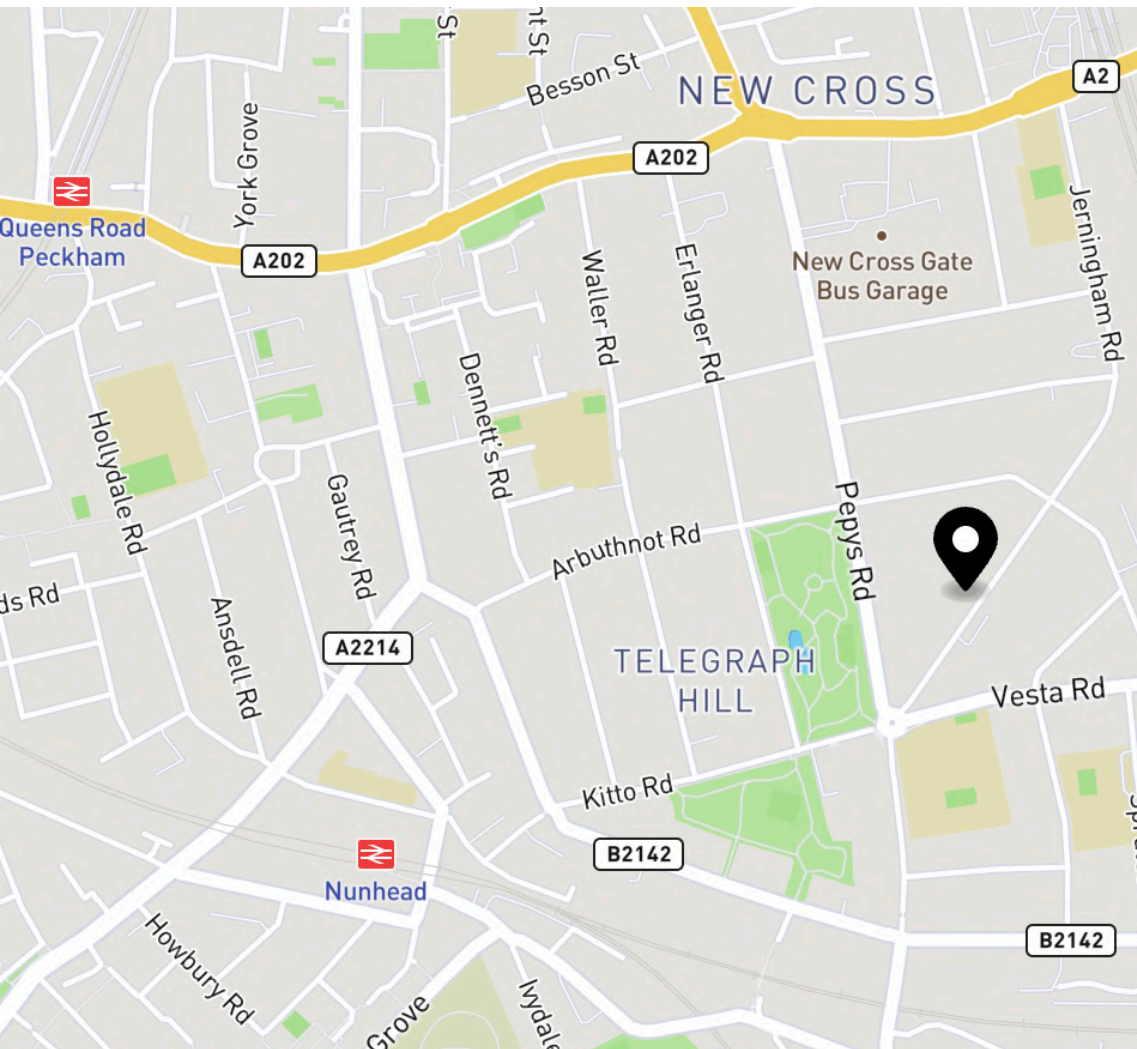
The Telegraph Hill Conservation is quickly becoming one of South East London's worst kept secrets! With three Zone-2 Stations all within walking distance, two gorgeous Victorian Parks on your doorstep and great state schools locally, it's easy to see why this leafy residential neighbourhood is so sought-after.

This Conservation area was developed in the late 19th century under the control of the Worshipful Company of Haberdashers who ensured that alongside housing, a church, schools and public park were to be developed to create a sense of community. Fast forward to today, that strong sense of community remains. On Saturdays from 10 to 3 you've got the Farmers' Market at Lower Telegraph Hill Park and the community-run Hill Station Cafe at the top of the Hill.

Jerningham Road is a leisurely stroll from both trendy Nunhead and the vibrant settings of New Cross. Within easy reach you've got the community-ran Hill Station Cafe which is a must try if you're in Telegraph Hill! It's versatility is incredible, a day-time cafe that transforms in the evening to a place that provides comedy, live music, food and a fully stocked bar! Nearby, you've also got atmospheric pubs, independent cafes and an electric mix of restaurants and eateries. For all my foodies, El Vermut (Nunhead Green) offers a brilliant tapas & Spanish wine selection, or for a quick Lebanese treat, why not try Aloosh in New Cross. If a fusion of pub atmosphere with great food is more your thing, try The Old Nun's Head Pub (street food & a great Sunday Roast!). Just up on the corner of Gellatly & Kitto Road, Skehans is an Irish Pub that promises a great evening.

Notable schools locally are Edmund Waller Primary School and Haberdashers' Hatcham College (Secondary School), there are also great independent schools in the neighbouring areas too such as Dulwich College, St Dunstons College & Alleyn's.

Nunhead Station – c. 12-minute walk (Overground, South Eastern)  
New Cross Gate Station - c. 9-minute walk (Overground, Southern)  
Brockley Station - c. 15-minute walk (Overground, Southern)





Would you like further  
information or to book a  
private viewing?  
Let's talk.

James D Neicho

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Fixtures and fittings: The Seller's Solicitors will provide a list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or available by separate negotiation)

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2. Information Provided: Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked. You should not rely on statements by Vicis Nova Ltd in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Vicis Nova Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

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