

VICIS NOVA



Gellatly Road, SE14
£1,050,000



Double-Fronted Victorian home waiting to be restored to it's former glory.

The current owner has owned this superb Victorian home for well over a decade and following numerous years of being tenanted, it's now time for them to start a new chapter. This substantial end-of-terrace period home in Telegraph Hill offers a rare opportunity for those willing to invest the time and capital to create a truly one-of-one family home in SE14.

This is truly a home with endless possibilities... Before entering the property, you have a double gate which could be modernised to allow for secure private gated parking. Behind which you have an annex space (which was originally a garage!), if you do not need the annex space as living quarters or a home office, you could easily re-purpose this area back into a garage. Moving back to the main house and behind the imposing period frontage, you've got two double reception rooms, albeit both are currently laid out as studio flats. There are an abundance of options for how the downstairs can be reconfigured. For those who like more of an open & airy layout, a large open plan living/kitchen space could occupy the left hand side which opens out to the garden whilst the right side is a large informal lounge area. Perhaps you're someone who prefers more intimate settings, you could partition one of the double reception rooms to create a snug/cinema room and have another separate formal living space. The choice is yours. Walking to the rear of the property you are welcomed by a large wrap around garden.

Moving on upstairs, you'll first notice the abundance of natural light in all the rooms, thanks to the large sash windows to the front of the property. On this floor you've got five well-proportioned bedrooms, a kitchenette, shower room and a bathroom/ utility room. All of which are a blank canvas.

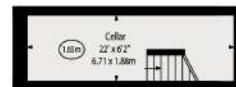






Gellatly Road,
Telegraph Hill, SE14

○ - Ceiling Height



Lower Ground Floor



Approx Gross Internal Area
2220 Sq Ft - 206.24 Sq M
(including Cellar)

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.
www.goldens.co.uk
Ref. No. 030199K

Property Details

Double-fronted Victorian End of terrace

Full renovation project

Annex to the side of the main house

Potential for off-street gated parking

Two double reception rooms on the ground floor

Five bedrooms & two bathrooms on the top floor

Private rear garden & Private garden/patio area

Located in the Telegraph Hill Conservation Area

Chain-free sale

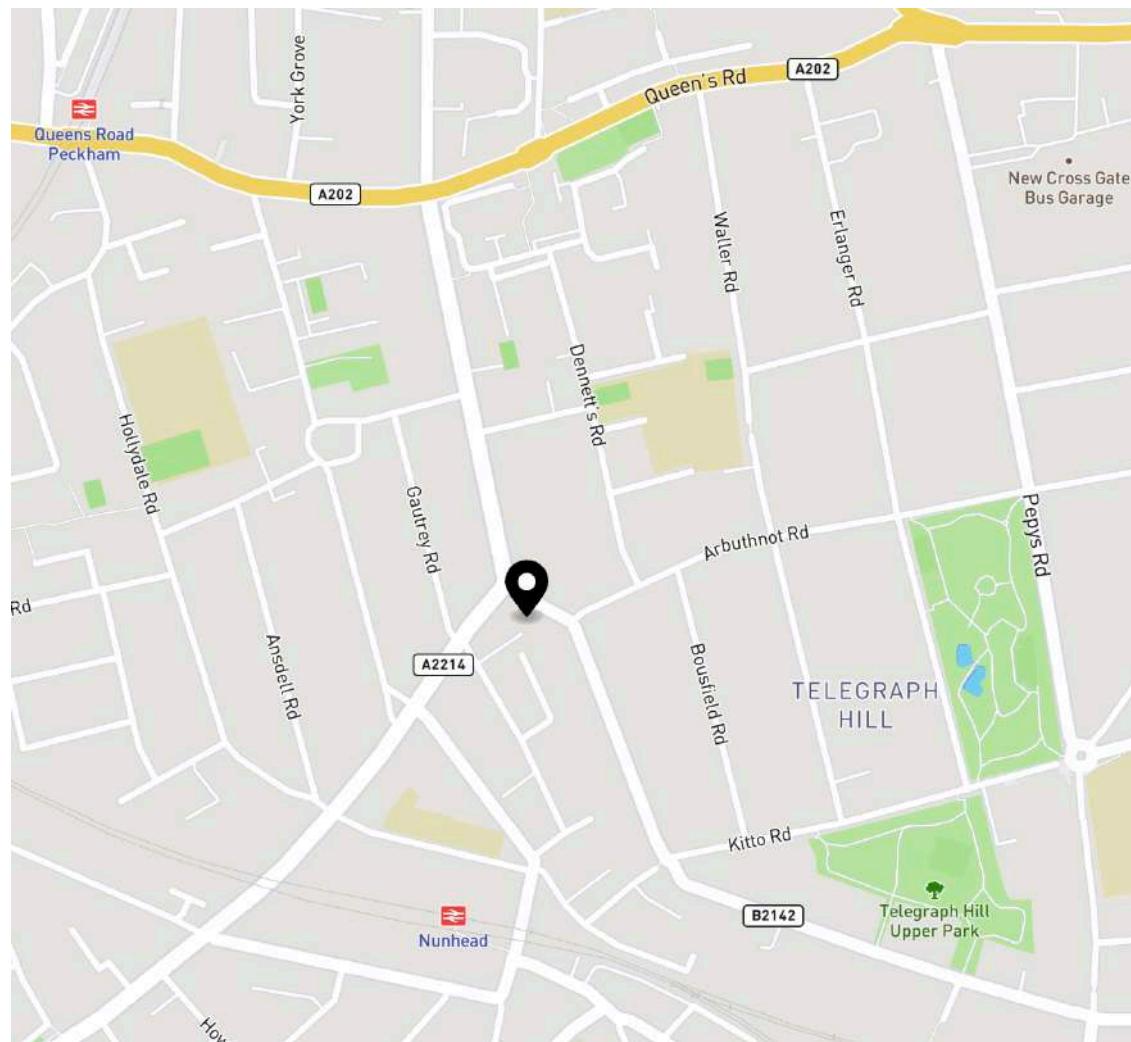
Approx. 2,220 sqft / 206.4 sqm

EPC Rating: F

Tenure: Freehold

Council Tax Band: E

London Borough of Lewisham



Location

Gellatly Road is located in the heart of the Telegraph Hill Conservation Area, just a leisurely stroll from both trendy Nunhead and the vibrant settings of New Cross. Within easy reach you've got atmospheric pubs, independent cafes and the Farmers' Market at Telegraph Hill Park every Saturday from 10 to 3 – showcasing a real strong sense of community in SE14.

For those looking to be close to open green spaces, Telegraph Hill Park has all you could ask for. Greenery & ponds for tranquility, play areas & sports courts for those who enjoy an active lifestyle and even panoramic views of The City from its elevated hilltop position (Great for watching the fireworks on New Years Eve!!). I can't forget to mention the park's picturesque surroundings of striking period architecture.

If you're a foodie, 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.

Nunhead Station – c. 5-minute walk (South Eastern)



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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)

Important Notices: 1. Particulars: These particulars are believed to be correct but their accuracy is not guaranteed, and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Our floorplans are prepared according to the RICS Code of Measuring Practice by our floorplan provider and are for representation purposes only. Therefore, the layout of doors, windows and rooms are approximate should be regarded as such by any prospective purchasers.

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).

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct

4. To find out how we process Personal Data, please refer to our Privacy Statement and other notices on our website.