





Amersham Grove
London
SE14 6LH

Offers in Excess of £
436,000.00

bettermove

Amersham Grove - London

Bettermove are proud to present this 2 bedroom terraced house in New Cross, available with no forward chain.

The property benefits from double glazing and electric storage heating throughout, with hot water supplied via an electric-powered unvented cylinder located in the loft, newly installed in October 2025 and most recently serviced in October 2026. Externally, the property benefits from off-street parking via a private driveway.

The council tax band is C.

The interior of this charming cottage comprises a spacious reception room and fitted kitchen on the ground floor, alongside two generously sized double bedrooms and a family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

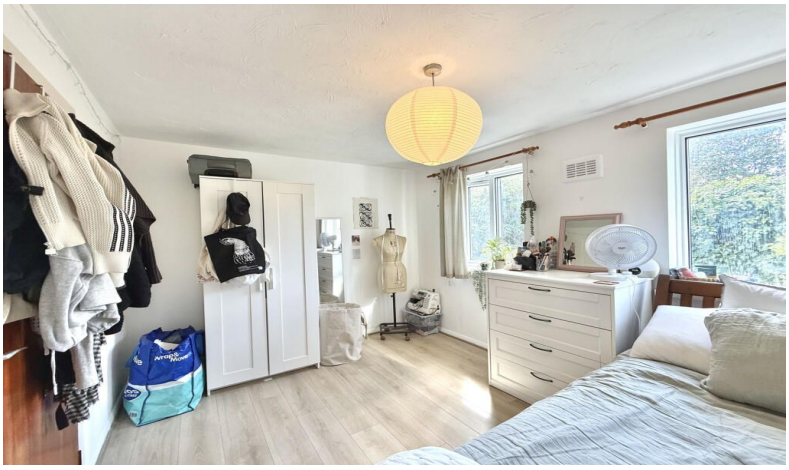
Located in the popular area of New Cross, the property is close to a range of local amenities, including shops, supermarkets, restaurants and cafés, as well as nearby green spaces such as Fordham Park, Margaret McMillan Park and Folkestone Gardens. Excellent transport connections can be found from New Cross Station, approximately a four-minute walk away, and Deptford Station, approximately a nine-minute walk away, providing convenient access to London Bridge, Central London and surrounding areas.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.

BEDROOMS	BATHROOMS	RECEPTIONS	TENURE
2	1	1	Freehold

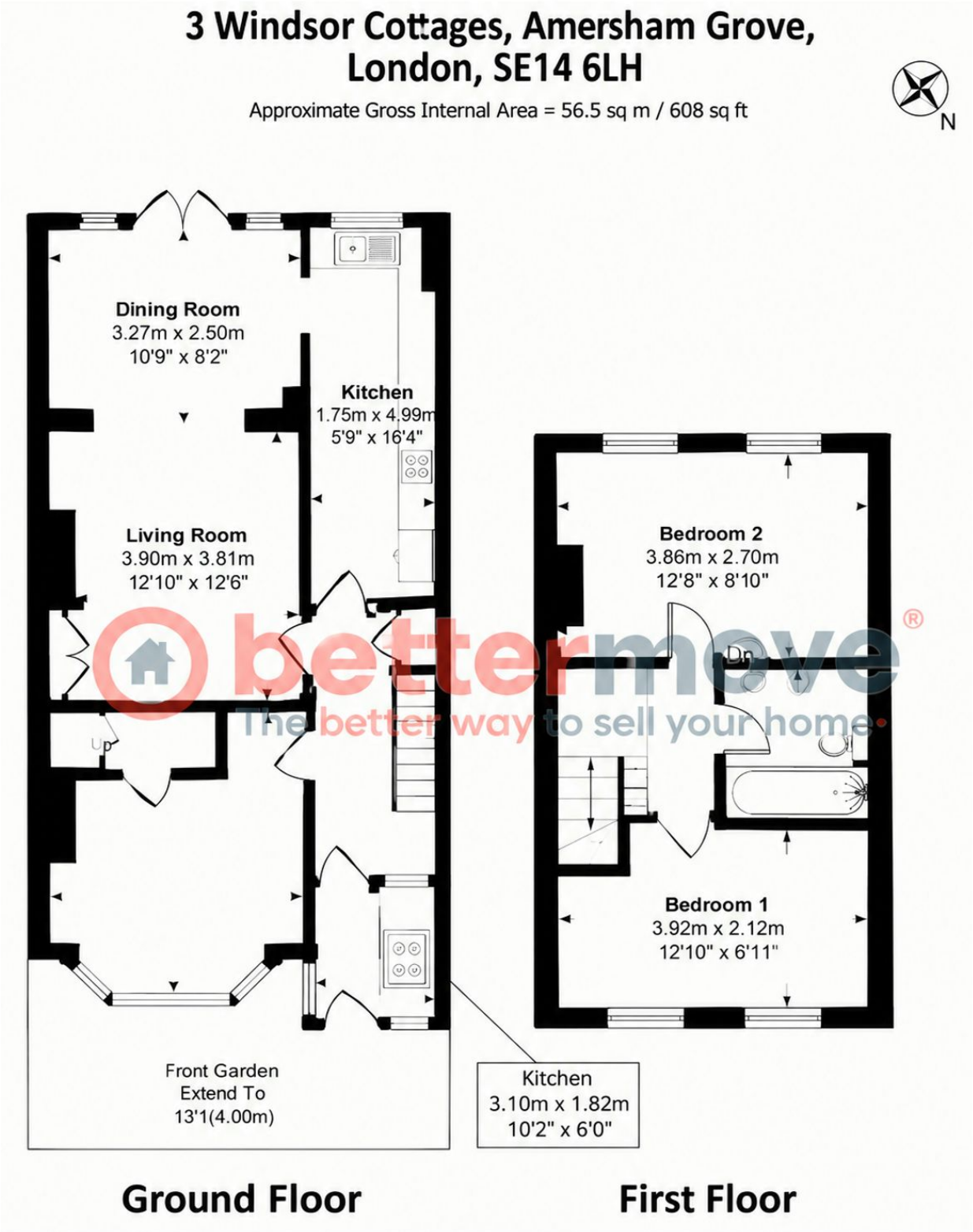








Floor Plan


3 Windsor Cottages, Amersham Grove,
London, SE14 6LH
Approximate Gross Internal Area = 56.5 sq m / 608 sq ft
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Dining Room
3.27m x 2.50m
10'9" x 8'2"
Kitchen
1.75m x 4.99m
5'9" x 16'4"
Living Room
3.90m x 3.81m
12'10" x 12'6"
Up
Front Garden
Extend To
13'1(4.00m)
Bedroom 2
3.86m x 2.70m
12'8" x 8'10"
Dn
Bedroom 1
3.92m x 2.12m
12'10" x 6'11"
Kitchen
3.10m x 1.82m
10'2" x 6'0"
Ground Floor
First Floor

Energy Efficiency Rating	Current	Potential
(92 to 100) A		
(81 to 91) B		89
(69 to 80) C		
(55 to 68) D	65	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		

Environmental Impact Rating	Current	Potential
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		72
(55 to 68) D		
(39 to 54) E	47	
(21 to 38) F		
(1 to 20) G		







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