

VICIS NOVA



Nettleton Road, SE14

£1,250,000 - £1,300,000





PERIOD ARCHITECTURE AWAITING VISION & CREATIVITY

Rarely available to market, this expansive five-bedroom Victorian townhouse stands tall on a tranquil, residential no-through road in the heart of New Cross. From the street, its imposing frontage and London-stock brick read traditional Victorian architecture. Inside, the home is a blank canvas, waiting for a discerning buyer to restore it to its former glory.

Upon arrival, you'll immediately fall in love with the road's period charm. Nettleton road is a peaceful, tree lined residential street with imposing Victorian Townhouses as far as the eye can see. Spanning x-sqft over four floors, with five bedrooms and an x-foot x-facing garden. This home, whilst a blank canvas, has all the credentials for a perfect family home. Offered to the market chain-free.

The property is approached via a well-maintained small front garden, with your front door just above ground level. You can feel it's period grandeur as soon as you walk through the front door. The entry hall is large, with tall ceilings and period detailing. Heading to your right, you've got your double reception room. Being dual aspect with large timber-framed sash windows, this room is bathed in natural light. Boasting views over both the rear garden and street. This room also has an abundance of original period features which include: original floorboards, the original Victorian double doors, Victorian shutters, ceiling rose and cornicing. Heading to the rear of this floor, you have your family bathroom.

Moving down the stairs, you reach the garden level. To the front, you've got a small storage room which could easily be knocked through to be incorporated into the neighbouring room, or perhaps converted into a downstairs loo or bathroom. The room adjacent is versatile. Currently laid out as a guest bedroom, this room could also be used as a snug or home office. To the rear of this floor is your eat-in kitchen and separate utility area which leads out to your spacious, tranquil x-ft garden. For those interested in a full-on project, this area could be completely opened up and re-configured to allow for an open-plan living, kitchen dining area with doors opening out to your garden.

The top two floors are where the majority of your bedrooms reside. On the first floor, you have two spacious double bedrooms. The top floor is home to a further two double bedrooms and family shower room situated between the two bedrooms.

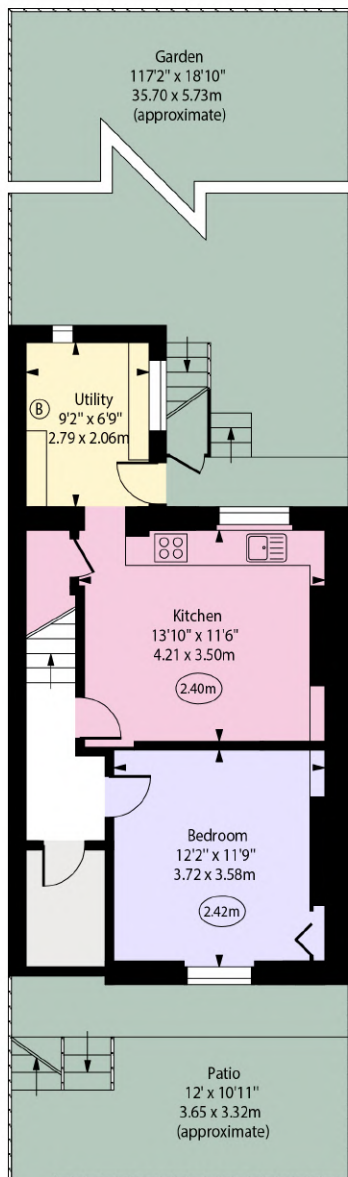




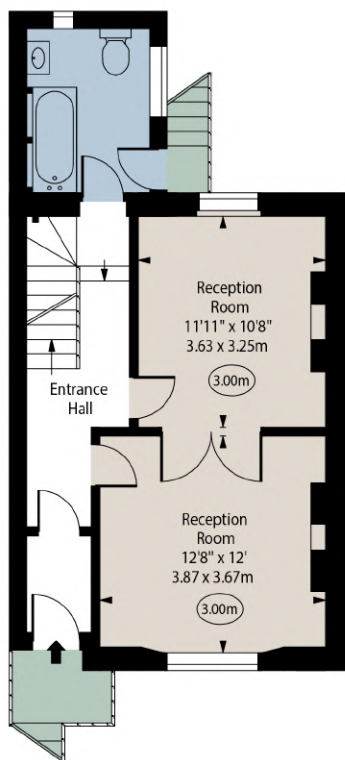
Nettleton Road,
New Cross, SE14



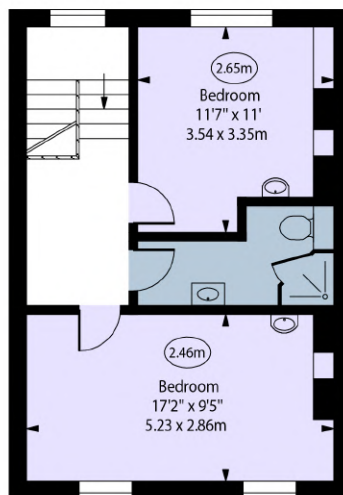
○ - Ceiling Height



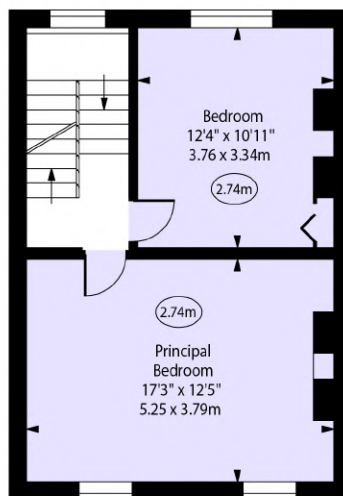
Lower Ground Floor



Ground Floor



Second Floor



First Floor

Approx Gross Internal Area 2230 Sq Ft - 207.17 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.

www.goldens.co.uk
Ref. No. 033507J

Property Details

Victorian Townhouse

Four/Five bedrooms

Shower Room & Family Bathroom

Eat-in kitchen diner

117 foot west-facing garden

Separate utility area

Gorgeous views of foliage from the rear of the property

Tranquil, residential no-through road

Tall ceilings

Secondary acoustic glazing to rooms at the front

Abundance of period features:

Cornicing, ceiling roses, fireplaces, shutters & double doors

Single-glazed timber sash windows

Chain-free

Approx. 2,230 sqft / 207.17 sqm

EPC Rating: D

Tenure: Freehold

Council Tax Band: E

London Borough of Lewisham



LIFE ON NETTLETON ROAD

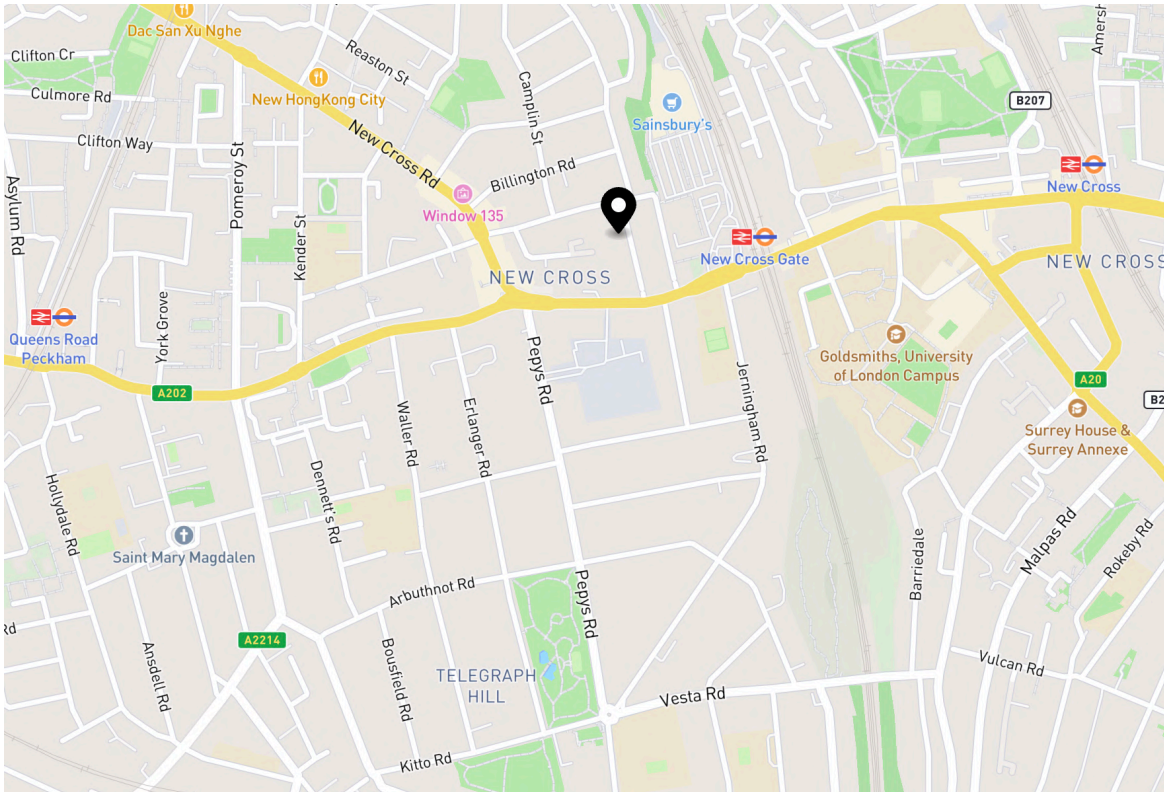
What's it like living in New Cross?

Nettleton Road is a gorgeous, tree-lined residential road that resides in the little-known Hatcham Conservation Area in SE14. Originally, an extensive country house sat on this land called Hatcham Park. The land sat below this home was owned by the Worshipful Company of Haberdashers and with the railway line coming to New Cross Gate in 1835, the Haberdashers demolished this country house to create a strictly controlled development of terraced housing. Now known as the Hatcham Conservation Area, their focus was on creating cohesive, high-quality homes.

New Cross is an area which has continually become a more desirable destination for both families and young professionals to move to as the years pass. With two Zone-2 stations offering fast and frequent links into The City, superb local schooling options (including Goldsmiths University), gorgeous and well-maintained Victorian parks as well as an array of shops, restaurants & pubs. It's really not hard to see why quaint pocket of South East London is sought after.

Transport links in SE14 are brilliant and get you to nearly anywhere you need to go. Both New Cross & New Cross Gate Station are a short walk away and offer Overground Services via the Windrush Line whilst also offering stops to London Bridge, Victoria & Cannon Street. There's also a host of bus routes taking you to destinations such as Lewisham, Elephant & Castle, Greenwich, Peckham & others.

For those who love taking in nature, or simply enjoy a leisurely stroll in open-green spaces, you've got both Fordham Park & Telegraph Hill within easy reach. Every Saturday from 10 to 3 you've got the Farmers' Market in the Lower Telegraph Hill Park, offering fresh produce & artisanal goods.





Have a child on the way or thinking of having one in the near future? Perhaps you already have your family and you're moving area. Luckily, New Cross has some great schooling options. With numerous nurseries locally, you've then got Haberdashers' Hatcham Primary nearby and Kender not too far.

Secondaries locally including Hatcham College, CTK Aquinas & Prendergast. If you're considering independent schools, there are outstanding options in the neighbouring areas such as St Dunstons College, Alleyn's, Colfe's & Dulwich College.

Whether you're someone who enjoys a morning coffee and pastry, a drink with some friends in a lively pub atmosphere or maybe you enjoy a delightful meal in an intimate restaurant. New Cross has it all and is neighboured by areas which also offer similar amenities.

Notable local eateries in New Cross include: Aloosh, which offers an authentic of Lebanese cuisine and Pho 80 which is a local favourite offering generous portions of Vietnamese food. Corner New Cross is perfect for your morning coffee and also offers hearty breakfasts for a slow weekend morning. Mughead Coffee and Awake Coffee & Bakery also boast great pastries and a pleasant morning experience. Pubs that do great food and that have a lovely atmosphere are not far and few in SE14. Head down to the Earl of Derby, Skehans or The Rose Inn. You won't be disappointed!

Both Nunhead & Brockley with their village-style high streets, are just a short stroll away and offer further amenities that are worth the walk!

New Cross Gate Station – c. 3-minute walk (Overground, Southern)

New Cross Station – c. 4 minute walk (Overground, South Eastern)



Would you like further information or to book a private viewing?

Let's talk.

James D Neicho

Founder & Managing Director

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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).

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