



New Cross Road, London, SE14

GP £695,000 - £750,000 *Freehold*

3 1 2

Guide Price ***£695,000 - £750,000***

Extending to approximately 1,079 sq. ft., this impressive home is flooded with natural light and retains a wonderful sense of character, enhanced by high ceilings, original windows and the timeless appeal of its Georgian architecture. Thoughtfully arranged throughout, the property comprises three well-proportioned bedrooms, two bathrooms, a fully fitted kitchen, utility room and a bright dining/ reception space ideal for both everyday living and entertaining.

Further enhancing its appeal is a private garden together with a patio accessed from one of the bedrooms, providing excellent outdoor space rarely found in homes of this nature. The property's modern presentation sits beautifully alongside its original features, creating a home that feels both stylish and full of warmth.



New Cross

02072777298 | newcross@winkworth.co.uk

Winkworth

for every step...



Positioned within a highly convenient New Cross location, this is a superb opportunity for buyers seeking a distinctive freehold home with strong proportions, character and practical family-friendly living.

Early viewing strongly recommended.





MATERIAL INFO

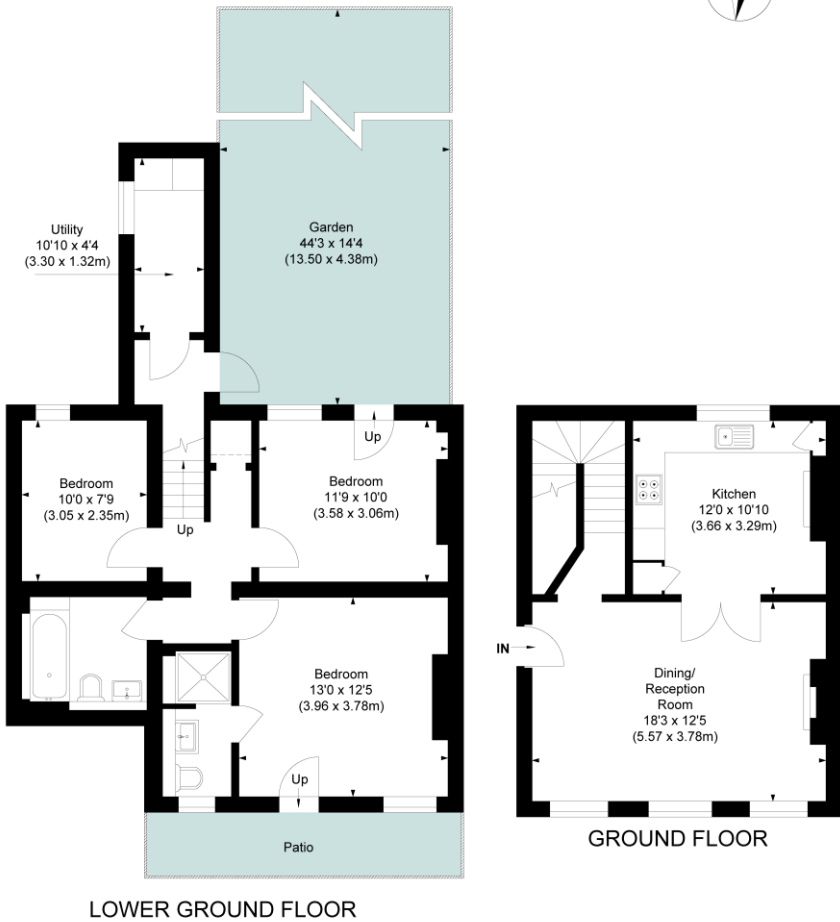
Tenure: Freehold
EPC rating: D

NEW CROSS ROAD, SE14

Approximate Gross Internal Area
1079 Sq. ft / 100.23 Sq. m



Key :
CH - Ceiling Height



Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

New Cross
02072777298 | newcross@winkworth.co.uk

Winkworth
for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.