



Casella Road, SE14

GP £575,000 - £625,000 *Leasehold*

A substantial end-of-terrace two-bedroom maisonette offering approximately 841 sq. ft. of beautifully proportioned accommodation, a large private garden and an exceptional position within the sought-after Hatcham Park Conservation Area.

The property immediately impresses with its generous proportions and period character. Benefitting from its end-of-terrace position, it enjoys a particularly open setting, with the garden opening directly onto the neighbouring park, providing a wonderful sense of space, greenery and privacy.



KEY FEATURES

- Substantial two bedroom maisonette
- Approximately 841 sq. ft. of accommodation
- Superb bay-fronted reception room
- Large private rear garden
- Attractive period character throughout
- Situated within the sought-after Hatcham Park Conservation Area
- Excellent access to local amenities and transport links
- Chain Free!



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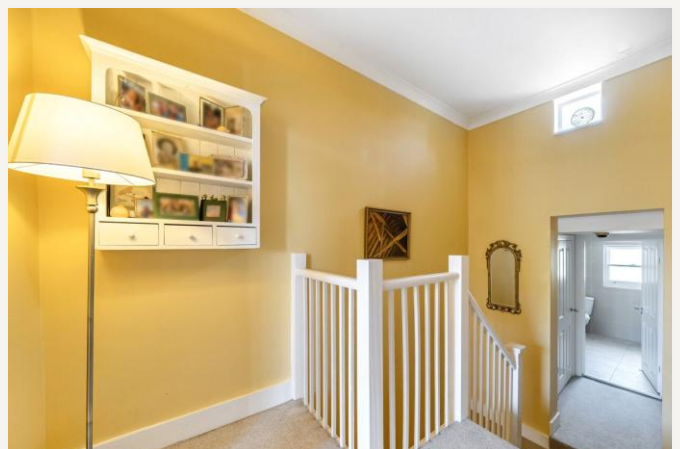
for every step...

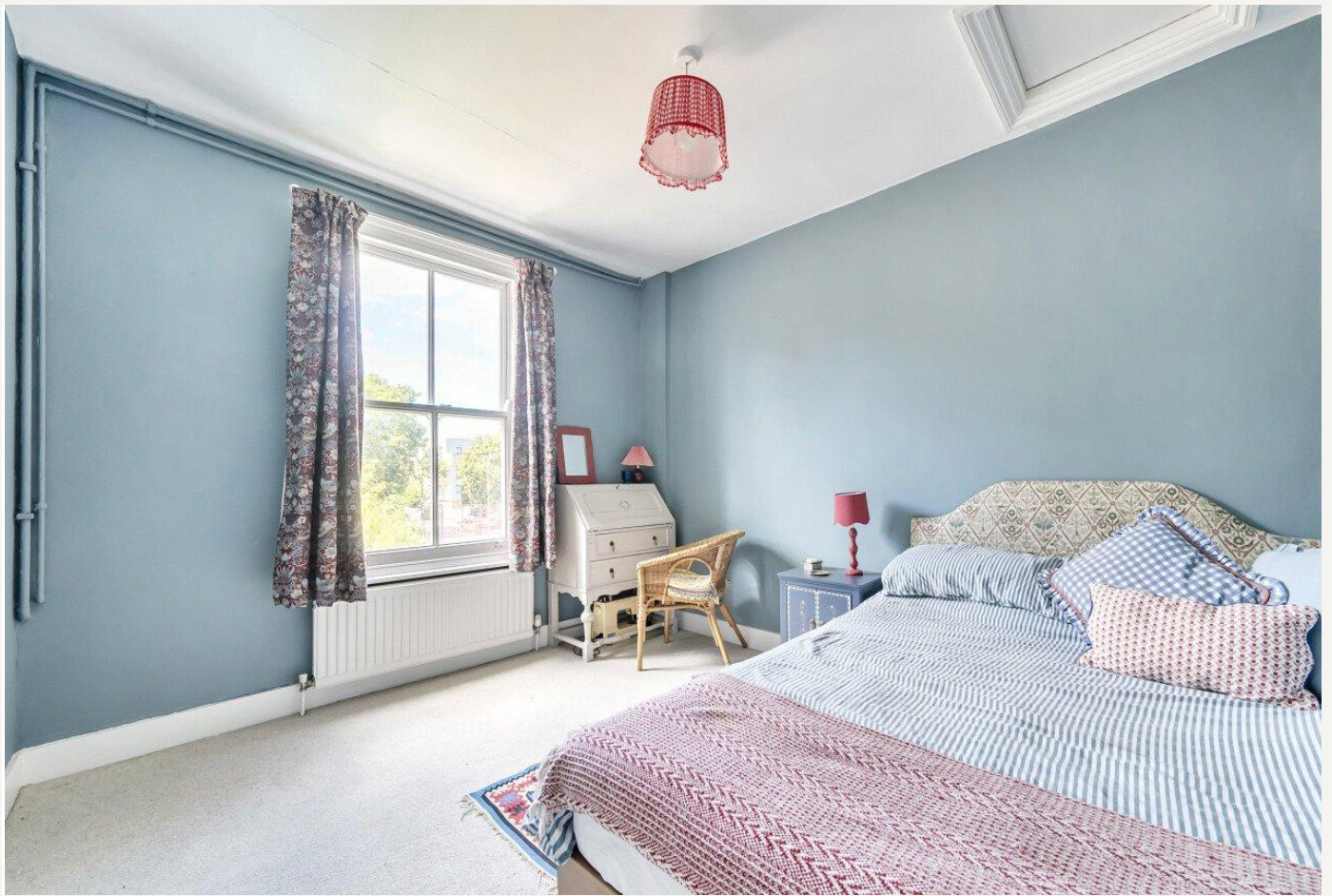


At the heart of the home is a superb bay-fronted reception room, enhanced by very high ceilings, excellent natural light and enough space to create distinct living and dining areas if desired. The separate fully fitted kitchen also provides ample room for dining, making it a practical and sociable space for everyday living.

Both bedrooms are genuine large doubles, offering excellent versatility for couples, sharers, families or those requiring dedicated work-from-home space. The accommodation is completed by a spacious bathroom with shower attachment, while the overall layout provides a strong balance between entertaining space and comfortable private accommodation. A major highlight is the large private rear garden, offering an impressive outdoor setting for dining, entertaining and relaxing, while its direct connection to the neighbouring park creates an exceptional sense of openness rarely found in such a well-connected location.

Further benefits include a long lease of approximately 176 years remaining and a fantastic location within the prestigious Hatcham Park Conservation Area, combining attractive period surroundings with convenient access to the amenities and transport connections of SE14.



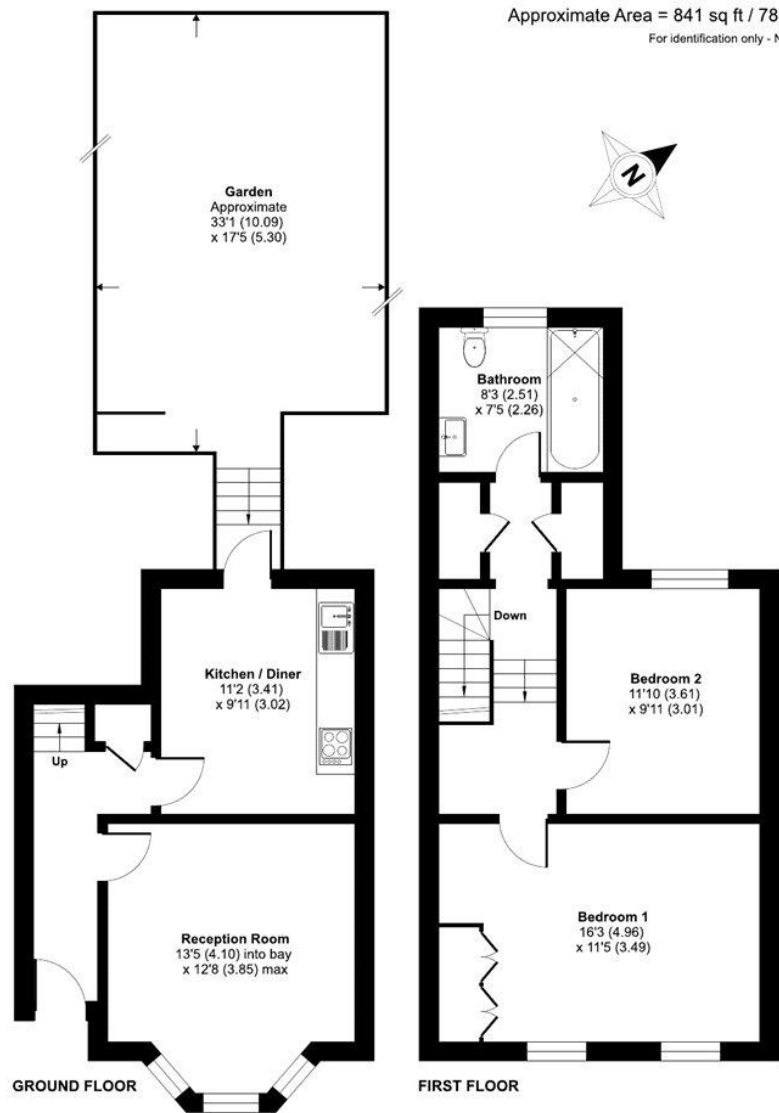


MATERIAL INFO

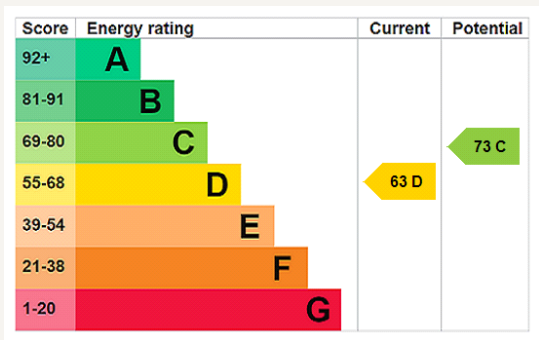
Tenure: Leasehold
Term: 175 year and 11 months
Service Charge: £0 per annum
Ground Rent: £0 Annually
Council Tax Band: B
EPC rating: D

Casella Road, London, SE14

Approximate Area = 841 sq ft / 78.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. Produced for Winkworth Forest Hill and New Cross. REF: 1503385



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.

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