



Jerningham Road, SE14

GP £400,000 - £450,000 *Share of Freehold*



Guide Price: £400,000 - £450,000

A charming ground floor two-bedroom flat with share of freehold and a large private section of communal garden, set within the heart of the highly regarded Telegraph Hill Conservation Area.

KEY FEATURES

- Share Of Freehold
- Two Bedrooms
- Ground Floor
- Long Lease
- Chain Free!
- Large Private Section of Communal Garden
- Prime Location
- Excellent Transport Links



New Cross

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Extending to approximately 533 sq. ft., this attractive home offers bright and well-balanced accommodation throughout, including two good sized double bedrooms, a good sized open-plan living/kitchen area, a fully fitted kitchen and a bathroom. The layout is both practical and comfortable, making it well suited to first-time buyers, professionals and investors alike.

A particular highlight is the large private share of the communal garden, providing valuable outside space rarely found with flats of this nature, while the combination of share of freehold and an impressive 958-year lease offers outstanding long-term appeal. Set within one of South East London's most desirable residential pockets, this is a fantastic opportunity to acquire a smart and well-located home in the heart of Telegraph Hill.





MATERIAL INFO

Tenure: Share of Freehold
Term: 957 year and 5 months
Service Charge: £1050 per annum
Ground Rent: £0 Annually (subject to increase)
Council Tax Band: C
EPC rating: C

Jerningham Road, London , SE14

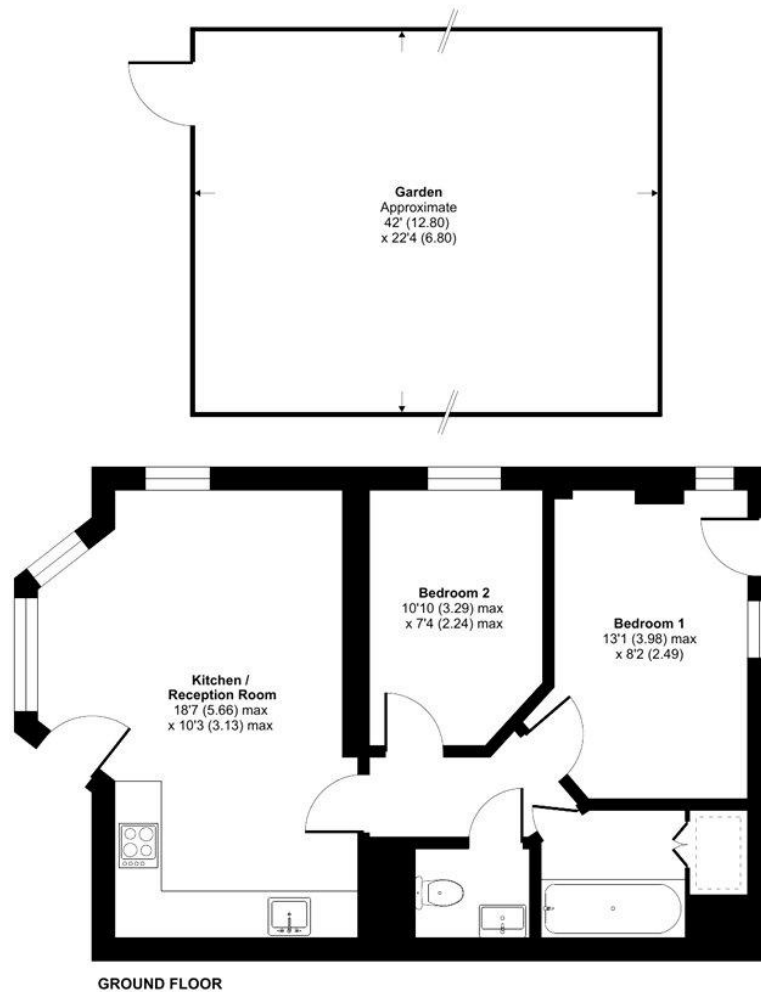
Approximate Area = 520 sq ft / 48.3 sq m

Limited Use Area(s) = 13 sq ft / 1.2 sq m

Total = 533 sq ft / 49.5 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nêchecom 2026. Produced for Winkworth Forest Hill and New Cross. REF: 1487273

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	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.

Crystal Palace

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