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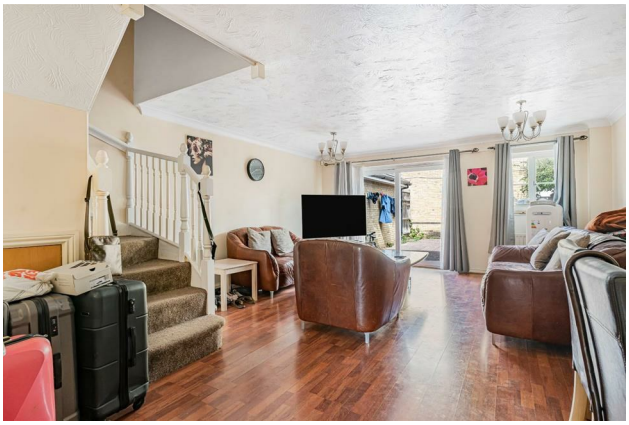
Joseph Hardcastle Close, London SE14 5RQ

Guide Price £750,000 to £800,000

Property Images



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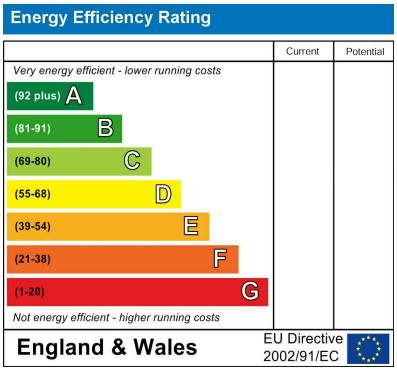
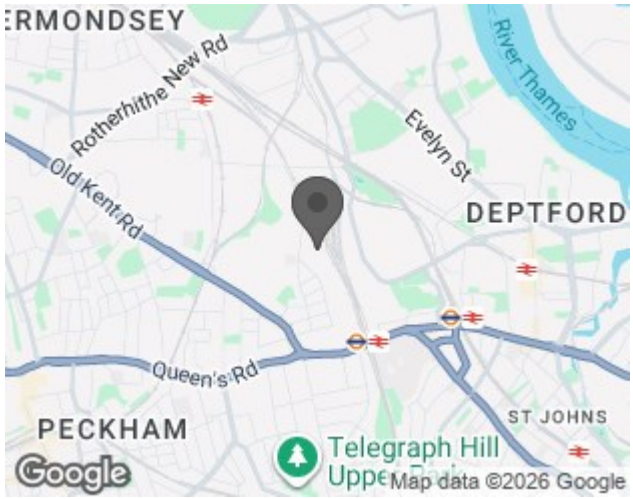
Approximate Gross Internal Area 1040 sq ft - 96 sq m
(Excluding Garage)
Ground Floor Area 520 sq ft – 48 sq m
First Floor Area 520 sq ft – 48 sq m

EPC



Map



Details

Type: House - End Terrace Beds: 3 Bathrooms: 3 Receptions: 1
Tenure: Freehold

FREEHOLD

CHAIN-FREE

Asking Price £600,000 to £650,000 - New to the market is this well-proportioned 3-bedroom home on a sought-after road in New Cross.

This property offers approximately 1,040 sqft of living space. The downstairs is comprised of a living room offering approximately 31.5sqm of living space a separate kitchen, a downstairs toilet, a driveway and a back garden which also benefits from its own garage.

Upstairs offers three double bedrooms the main one of which is en-suite, another family bathroom and also a store room off the main bedroom which can be used as a walk-in wardrobe.

Joseph Hardcastle Close is very well located and residents are able to enjoy a plethora of bars, restaurants and coffee shops as well as extensive parks and open green spaces.

Features

• CHAIN-FREE • GUIDE PRICE £600,000 TO £650,000 • FREEHOLD • THREE DOUBLE BEDROOMS • LIVING/RECEPTION ROOM MEASURING APPROX 31.5 SQM • TWO BATHROOMS AND DOWNSTAIRS TOILET • SEPARATE KITCHEN • DRIVEWAY, BACK GARDEN AND GARAGE • In Proximity of Shops, Restaurants and Amenities • In Proximity of Schools, Transport Links, Parks and Green Spaces

COUNCIL TAX BAND D

FREEHOLD

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Nearby New Cross Gate station offers train services into London Victoria, London Bridge and easy access to Canada Water/ Canary Wharf.

Transport:

New Cross Gate Station is located around 0.5 miles away

Some travel times from this station include:

London Bridge in approximately 10 minutes
Canary Wharf in approximately 16 minutes
Canada Water approximately 10 minutes

For those that like dining out, trendy bars and boutique shops can be found locally as well as the highly acclaimed Telegraph Hill Park where you can enjoy a picnic with a stunning panoramic view of the city sky line and Goldsmiths Centre for Contemporary Art, known as Goldsmiths CCA, a contemporary art gallery.

The local area has become highly desirable due to great dining, recreation and social life which continues to expand and become more and more popular.

If that wasn't enough Old Kent road is approximately 1 mile away where you will find an array of well known shops, grocery and convenience stores such as a large Tesco, Argos, Aldi, KFC, Staples and a wealth of other shops and retail parks and the site of a proposed new Bakerloo Line tube station.

Recreation and Amenities:

Most people tend to enjoy walking and exercising in the ever popular Telegraph Hill Park where you can enjoy panoramic views of London..

Brimmington Park and Bridgehouse Meadows parks are located locally.

Hunters Estate Agents in Forest Hill have sold several houses and flats in proximity to Joseph Hardcastle Close, SE14 over the last 10 years. The stats from a sale on Pomeroy Street, SE14 are:

• 26 viewings booked
• 18 offers – statistically 69.23% of viewings Hunters carried out resulted in an offer!
• Offer received for 101.76% of the asking price – that’s 1.76% over the asking price!

• The property was sold on behalf of a corporate client
• The buyer was buying for the property as a family home

Hunters also let and manage properties in proximity of Joseph Hardcastle Close, SE14.

Verified Material Information

Council Tax band: D

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: Survey Instructed

Electricity supply: Mains electricity
Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: None

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Great, EE - Good

Parking: Garage, Driveway, and Off Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: Yes

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: Level access

Coal mining area: No

Non-coal mining area: Yes