

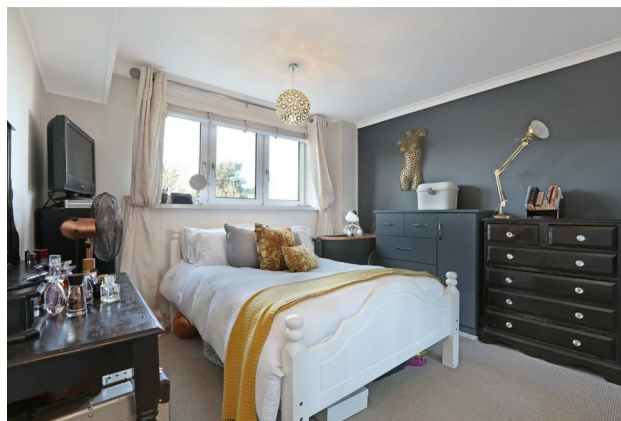
# HUNTERS®

HERE TO GET *you* THERE

**44 Edmond Court, Dennetts Road, SE14 5LQ**

**Guide Price £300,000 to £325,000**

**Property Images**



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## Property Images

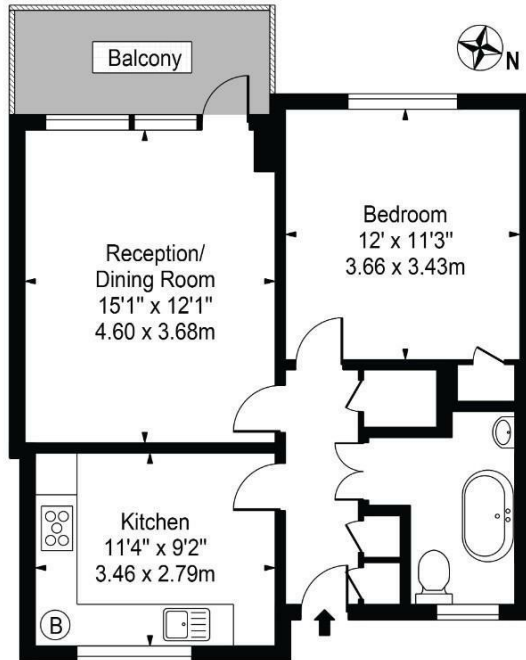




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Edmond Court,  
Dennett's Road, SE14 5LQ  
Approx. Gross Internal Area 565 Sq Ft - 52.49 Sq M



Third Floor

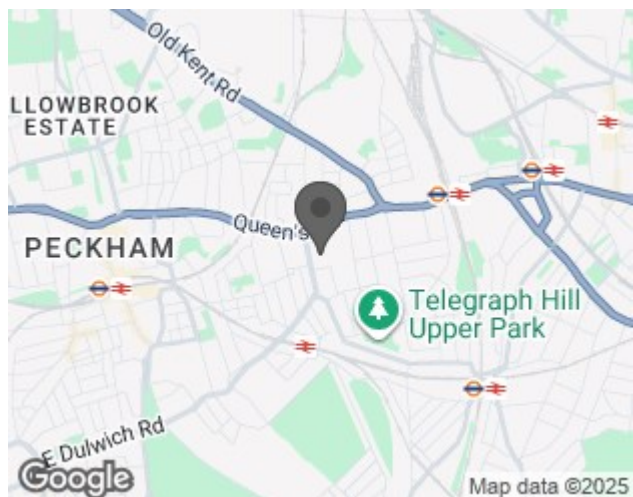
For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.  
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## Map



## Details

Type: Flat Beds: 1 Bathrooms: 1 Reception: 1 Tenure: Leasehold

## Summary

Guide price £300,000 to £325,000. Third-floor one-bedroom flat, separate kitchen and living area with panoramic window and door onto PRIVATE BALCONY. In proximity to Telegraph Hill, amenities and approx 0.6 miles from New Cross Gate Station for fast links to London Bridge and Canary Wharf.

## Features

- Third-floor one-bedroom flat in a purpose-built development
- Naturally lit reception/dining room with access to private balcony
- Separate L-shaped kitchen with ample workspace
- Double bedroom positioned away from living area
- Bathroom with bath and shower
- Elevated outlook
- In proximity to Telegraph Hill's cafés, shops and green spaces
- Approx 0.6 miles to New Cross Gate Station with fast links to London Bridge & Canary Wharf
- Communal gardens
- Guide price £300,000 to £325,000.

EPC D

COUNCIL TAX BAND A

Guide Price £300,000 to £325,000

## The property

This well-presented third-floor, one-bedroom flat forms part of a purpose-built development on Dennett's Road. The property offers a separate kitchen, a generous reception/dining room, a double bedroom, a bathroom, and a private balcony leading directly from the main living space and communal garden.

The spacious reception/dining room comfortably accommodates both seating and dining areas and opens onto the balcony through a panoramic window with glazed door, creating a naturally lit and inviting living environment. The separate kitchen provides ample worktop and storage space arranged in an efficient L-shape, with room for a dedicated dining table.

A central hallway provides access to each room, ensuring a clear separation of spaces. The double bedroom is positioned away from the main living area for added privacy, while the bathroom includes a bath with shower, wash basin, and WC. Occupying a third-floor position, the flat enjoys an elevated outlook over the surrounding area.

## Location

Dennetts Road is desirably located, with residents able to enjoy a wide selection of bars, restaurants, coffee shops, and extensive parks and green spaces. The area has grown increasingly desirable due to its vibrant dining, recreational, and cultural offerings, including the contemporary Goldsmiths Centre for Contemporary Art (Goldsmiths CCA).

If that wasn't enough, Old Kent Road is approximately 1.4 miles away, home to a large Tesco, Aldi, Argos, KFC, Staples, and numerous other convenient retailers. It is also the site of a proposed new Bakerloo Line station.

## Transport

New Cross Gate Station is located around 0.6 miles away, offering excellent connections, including:

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

## Recreation & Amenities

Residents enjoy nearby green spaces including the ever-popular Telegraph Hill Park, known for its stunning views and tranquil atmosphere. Additional parks such as Brimmington Park and Bridgehouse Meadows are also within reach, ideal for exercising, dog walking, or relaxed weekend strolls.

Hunters estate agents Forest Hill have sold several houses and flats in proximity to Dennetts Road in SE14 over the last 10 years. The stats from a sale include:

- Offers received for 100.5% of the guide price
- 9 viewings booked
- 3 offers received (33% of offers were received compared to viewings!)
- Offers received in 17 days of going to market
- Offer accepted from a chain free buyer
- Hunters also let and manage properties in proximity to Dennetts Road London SE14

## Verified Material Information

Council Tax band: A

Tenure: Leasehold

Lease length: 117 years remaining (125 years from 2017)

Ground rent: £10 pa

Service charge: £1240.89 pa

Property type: Flat

Property construction: Standard construction

Energy Performance rating: D

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Not known

Heating: Mains gas-powered central heating is installed.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

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

Parking: Off Street and Communal

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: Conservation area

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: Lift access

Coal mining area: No

Non-coal mining area: No

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.