

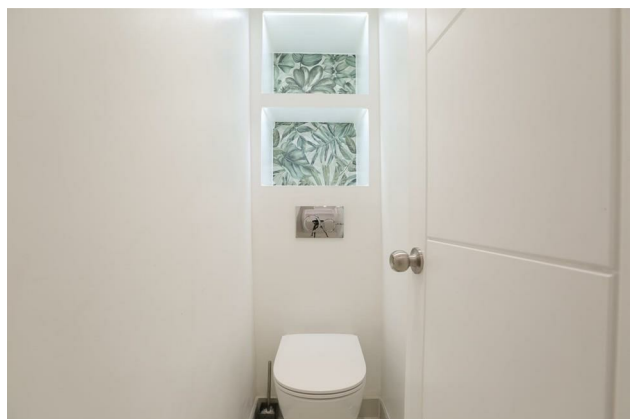
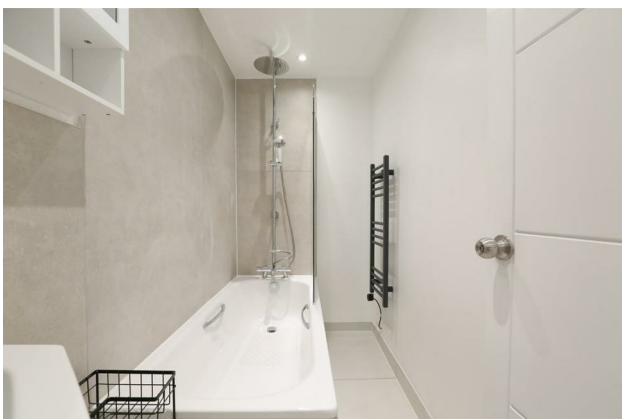
HUNTERS®

HERE TO GET *you* THERE

Waller Road, London, SE14 5LE

£1,500 Per Calendar Month

Property Images



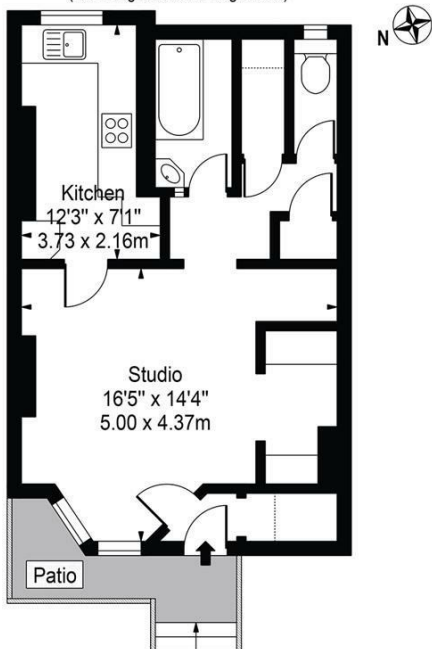
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Property Images



Waller Road, SE14 5LE
Approx. Total Internal Area 426 Sq Ft - 39.58 Sq M
(Including Restricted Height Area)
Approx. Gross Internal Area 415 Sq Ft - 38.55 Sq M
(Excluding Restricted Height Area)



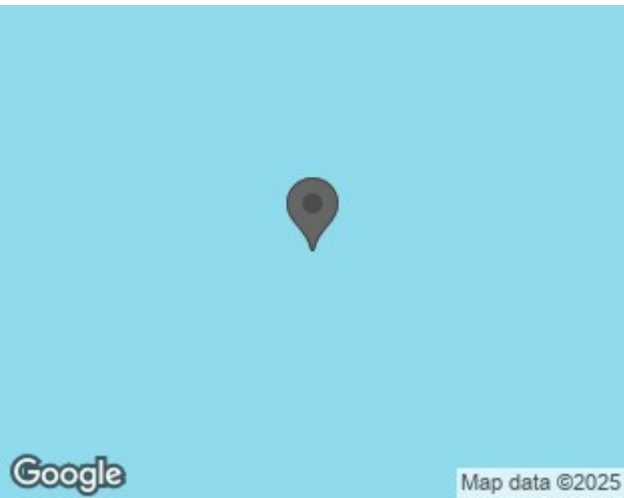
Ground Floor

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	78
England & Wales	EU Directive 2002/91/EC	

Map



Details

Type: Flat Beds: 0 Bathrooms: 1 Receptions: 1 Tenure:

Offered Un-Furnished

Available immediately (subject to referencing)

Waller Road is a residential road set in the heart of New Cross which is part of the Telegraph Hill Conservation Area.

The property is a self-contained studio apartment offering approximately 426sqft (39.6sqm) on the lower ground and offers an open-plan living room/bedroom, a family bathroom and a separate kitchen. The property benefits from its own front door, is part of a period conversion and has been recently refurbished.

Features

- Available immediately (subject to referencing) • Offered Unfurnished • All electric - only one set of energy bills! Modern and efficient underfloor heating and electric combi boiler; very good water pressure
- £1,400 Per Calendar Month • Self-Contained Studio Apartment • Situated within a Period Conversion • Separate Kitchen and Separate Bathroom • Ideal Location • In Proximity of Restaurants, Shops and Amenities • In Proximity of Parks and Green Spaces • In Proximity of Schools and Good Transport Links

Council tax: C Lewisham

EPC rated: TBC

Offered Un-Furnished

Available immediately (subject to referencing)

Waller Road an unusually wide quiet street set in the heart of New Cross which is part of the Telegraph Hill Conservation Area.

The property is a self-contained studio apartment offering approximately 426sqft (39.6sqm) on the lower ground and offers an open-plan living room/bedroom, a family bathroom and a separate kitchen. The property benefits from its own front door, is part of a period conversion and has been recently refurbished.

All electric - only one set of energy bills! Modern and efficient underfloor heating and electric combi boiler; very good water pressure.

Waller Road 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.

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 skyline 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.

Verified Material Information

Monthly rent: £1,400

Security deposit: £1615.38

Holding deposit: £323.07

Council Tax band: C

Tenure: Leasehold

Lease length: 123 years remaining (125 years from 2023)

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: Mains

Heating features: Underfloor heating

Broadband: FTTP (Fibre to the Premises)

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

Parking: On Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: Telegraph Hill 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: None

Coal mining area: No

Non-coal mining area: No

Hunters Estate Agents in Forest Hill have sold several houses and flats in proximity to Waller Road, 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 an investor who plans to increase the quality of the property

Hunters also let and manage properties in proximity of Waller Road, SE14.