

MUNDAY'S

Drakefell Road, New Cross

£930,000



Traditional three double bedroom Victorian bay-fronted semi-detached house, with side access, and obvious and exciting scope for extension and renovation. Parking is unrestricted, on-street.

Currently, the house measures in at 1272 square feet, excluding generous loft and basement spaces. A generous garden completes the package - stretching 46 feet. Neighbouring gardens surround all sides; you have a wonderfully-green outlook for such a connected position.

Walk just five minutes for Nunhead Station, and ten for Brockley Station (both are Fare Zone 2). You are also close to Telegraph Hill's pretty Victorian parks.

Local schools are extremely well-liked and rated. These include Haberdashers' through-school (3-18), and Edmund Waller and John Stainer primaries.

The handsome house sits within Telegraph Hill Conservation Area. A bit about Telegraph Hill CA: designated in 1991 it takes its name from one of the semaphores located here from 1795 (to transfer

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strict guidelines to ensure the quality of
(upon terrace!) of handsome houses on r

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pleasing result is terrace upon terrace

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Cellar

Ground Floor = 643 sq ft

First Floor = 629 sq ft

Approximate Gross Internal Area
 GROUND FLOOR = 643 sq ft / 59.73 sq m
 FIRST FLOOR = 629 sq ft / 58.43 sq m
 Total = 1272 sq ft / 118.17 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)