

MUNDAY'S

Egmont Street, New Cross

£850,000



Delightful three double bedroom bay-fronted mid-terraced house of 1051 square feet (excluding the large basement), with a south-facing garden of circa 50 feet.

The location is a quiet residential tree-lined side street within New Cross's Hatcham Conservation Area.

You are just seven minutes by foot to New Cross Gate Station (Fare Zone 2, one stop to London Bridge and on the Overground line). You're also close to great local schools.

*Munday's Estate Agents Ltd.*  
2 Mary Boast Walk  
London SE5 8SP  
020 3318 8900

[www.mundays.com](http://www.mundays.com)



MUNDAY'S



Munday's Estate Agents Ltd.  
2 Mary Boast Walk  
London SE5 8SP  
020 3318 8900

[www.mundays.com](http://www.mundays.com)

## Egmont Street



**Basement = 350 sq ft**

**Ground Floor = 531 sq ft**

**First Floor = 520 sq ft**

Approximate Gross Internal Area  
 GROUND FLOOR = 531 sq ft / 49.33 sq m  
 FIRST FLOOR = 520 sq ft / 48.31 sq m  
 Total (WITH BASEMENT) = 1401 sq ft / 130.15 sq m  
 Total (WITHOUT BASEMENT) = 1051 sq ft / 97.64 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)