

MUNDAY'S

Erlanger Road, New Cross

£1,750,000



There are very few homes in London where you can enjoy a fancy and leafy Conservation Area setting on high ground, directly facing a beautiful Victorian park, close to three Zone 2 stations and within minutes of great state schools. You have one here!

Carefully maintained for 27 years by the current owners, this handsome five/six-bedroom bay-fronted townhouse measures in at an impressive 2281 square feet (excluding the sizeable loft, which is unexploited should you wish for further rooms).

There are two entrances, three exits, and many original period features; including six bay windows, six beautiful original fireplaces, as well a large and well-established west-facing garden.

Getting around; Walk to Nunhead Station in 10 minutes (plus a handy village-style high street area), New Cross Gate Station in 12, and Queens Road Peckham Station in 15; covering all main commutes. On-street parking is unrestricted.

*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)

## Erlanger Road



Approximate Gross Internal Area  
 LOWER GROUND FLOOR = 470 sq ft / 43.66 sq m  
 GROUND FLOOR = 773 sq ft / 71.81 sq m  
 FIRST FLOOR = 287 sq ft / 26.66 sq m  
 SECOND FLOOR = 751 sq ft / 69.77 sq m  
 Total = 2281 sq ft / 211.90 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. (IC357409)