

MUNDAY'S

Erlanger Road, New Cross

£1,850,000



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

Carefully maintained and thoroughly enjoyed for multiple decades by the current owners, this handsome five bedroom bay-fronted townhouse measures in at 2184 square feet (excluding the sizeable loft, which is unexploited should you wish to increase the footprint in the future).

Your new house hosts many original period features; including sash windows and six(!) bay windows, original fireplaces and ornate coving, rose and picture rail detailing, and stripped floorboards. A beautiful and zoned mature garden – running circa 100 feet – faces west with a twist of south. It's a sunny one alright. Keep ticking those boxes!

Munday's Estate Agents Ltd.
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020 3318 8900

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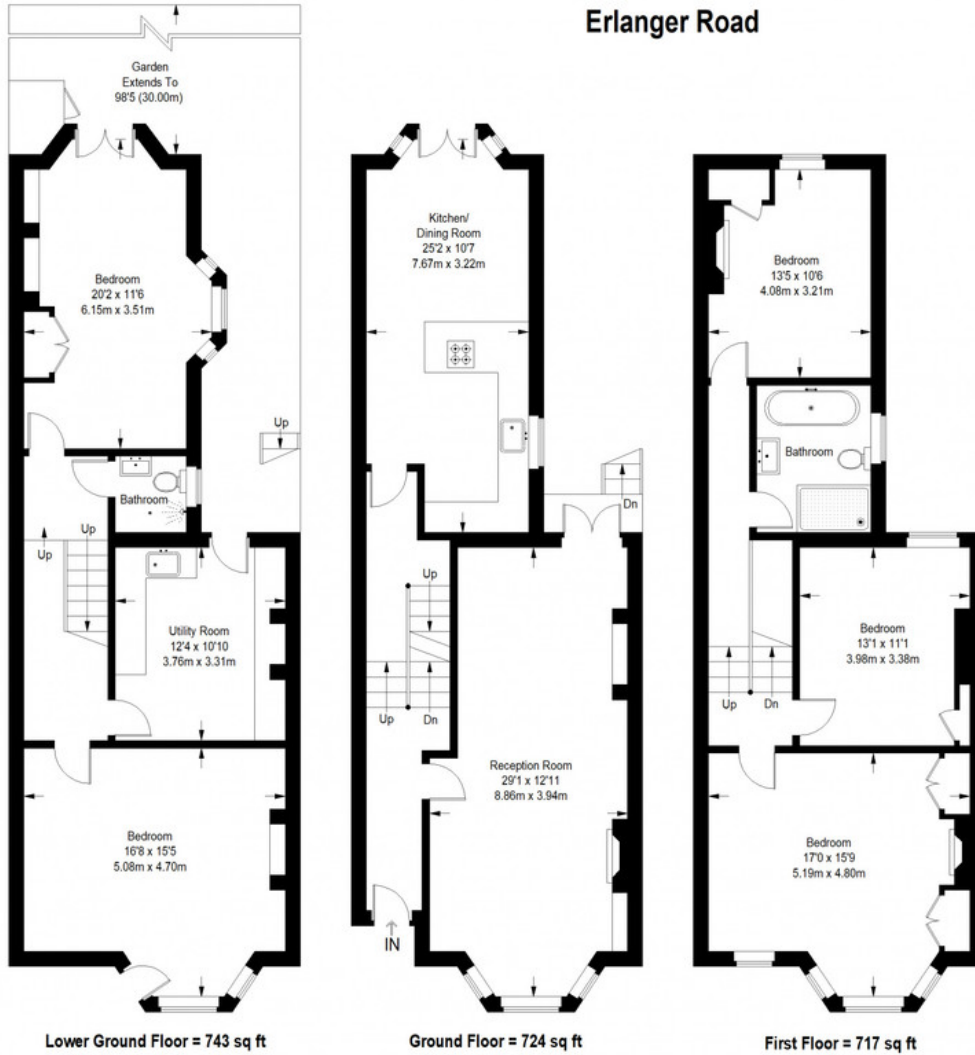
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Approximate Gross Internal Area
 LOWER GROUND FLOOR = 743 sq ft / 69.02 sq m
 GROUND FLOOR = 724 sq ft / 67.26 sq m
 FIRST FLOOR = 717 sq ft / 66.61 sq m
 Total = 2184 sq ft / 202.89 sq m



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)