

MUNDAY'S

Pepys Road, New Cross

£499,950



Characterful two double bedroom Victorian conversion apartment with a Freehold-share, set over the first floor of a large and bay-fronted semi-detached house of just four properties.

A mature and private south-west facing garden is the icing on the cake (accessed via the side of the house).

Find your new pad in an envied and oft-requested position within New Cross's Telegraph Hill Conservation Area.

You are winning-at-life close to transport: walk six minutes to New Cross Gate Station and 9 minutes to Queens Road Peckham Station. Both are Fare Zone 2.

Bus travel is a cinch, too, from the main road just a few minutes away. Parking is unrestricted on-street.

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

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

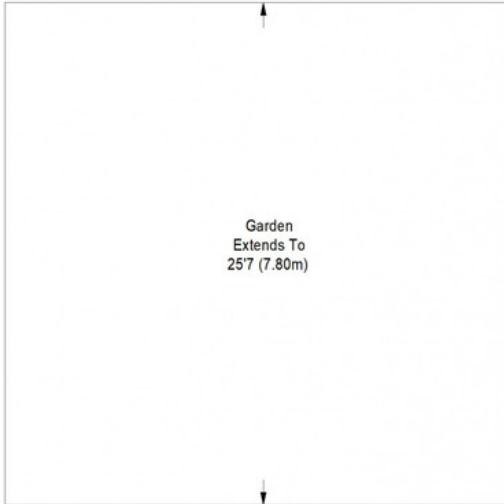
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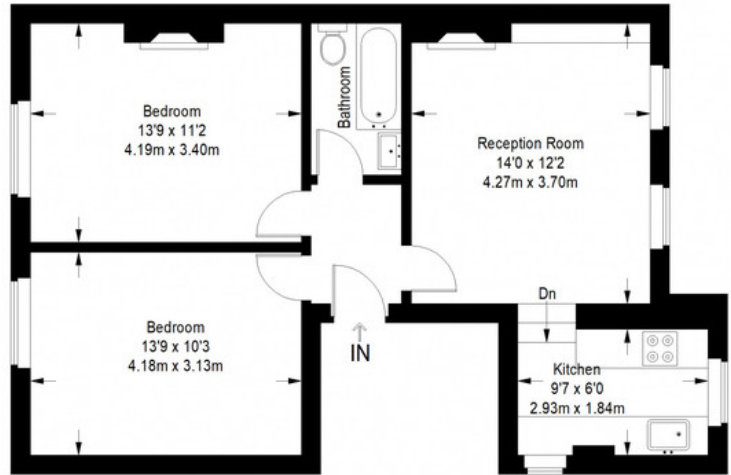
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## Pepys Road



Ground Floor



First Floor = 628 sq ft

Approximate Gross Internal Area  
FIRST FLOOR = 628 sq ft / 58.34 sq m  
Total = 628 sq ft / 58.34 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)