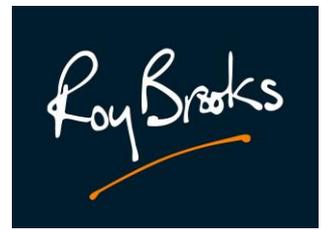


Erlanger Road, London SE14



- Stylish one-bedroom apartment
- Immaculately presented
- Private rear garden
- Modern kitchen
- Excellent location
- Victorian Conversion

**Asking Price: £450,000**

**Tenure: Leasehold**



**A stunning one-bedroom garden apartment set within an elegant Victorian property, situated on a residential road within the Telegraph Hill Conservation area. Close to New Cross and Queens Road Peckham stations.**

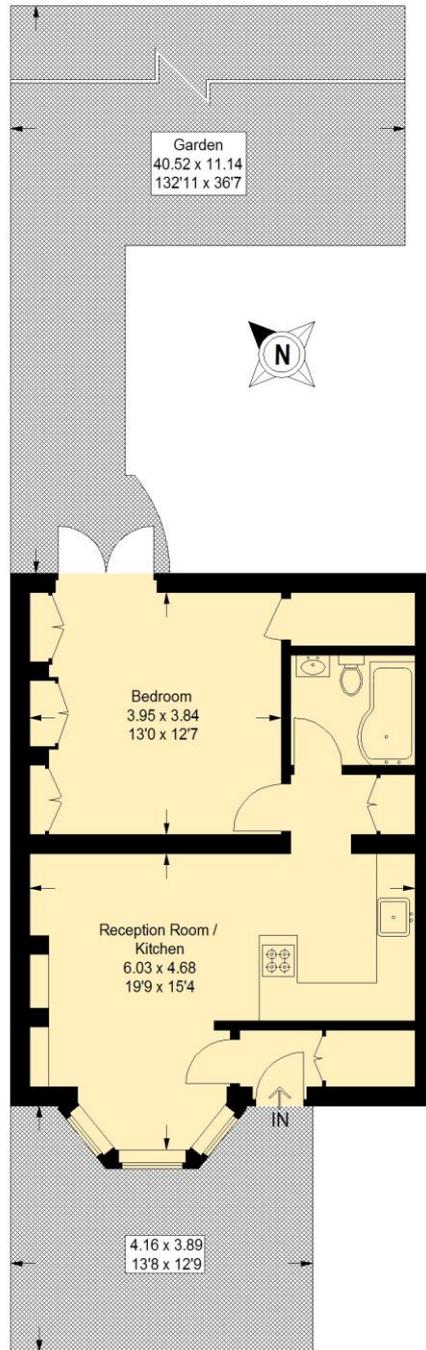
This stylish garden flat is immaculately presented throughout, with the additional benefit of both a private front door and a rear garden. The accommodation comprises a stunning reception room with wooden floorboards, a large bay window and floating shelves. The open-plan modern kitchen has a selection of white wall and base units, classic metro tiles and plenty of space for the usual appliances.

At the back of the property, you will find a large double bedroom with Crittall style French doors, opening onto the rear north-east facing garden which is both paved and laid to lawn with several fruit trees. Storage is taken care of with an entire wall of built-in cupboards and shelving in the bedroom, and two separate storage cupboards in the hall. A beautifully fitted bathroom is positioned next to the bedroom.

The area is known for the annual Telegraph Hill Festival which showcases local art, film, food and music, also its parks, stunning views and fantastic transport links. Plus, its proximity to neighbouring Peckham, Nunhead and New Cross makes it a fantastic place to live.

New Cross Gate station is a short walk for Zone 2 trains (London Bridge, Cannon Street) and London Overground links (Canada Water, Shoreditch, Hoxton, Dalston Junction and Highbury & Islington). Nunhead trains are also in Zone 2 and travel to Victoria, Blackfriars, City Thameslink, Farringdon and St Pancras.

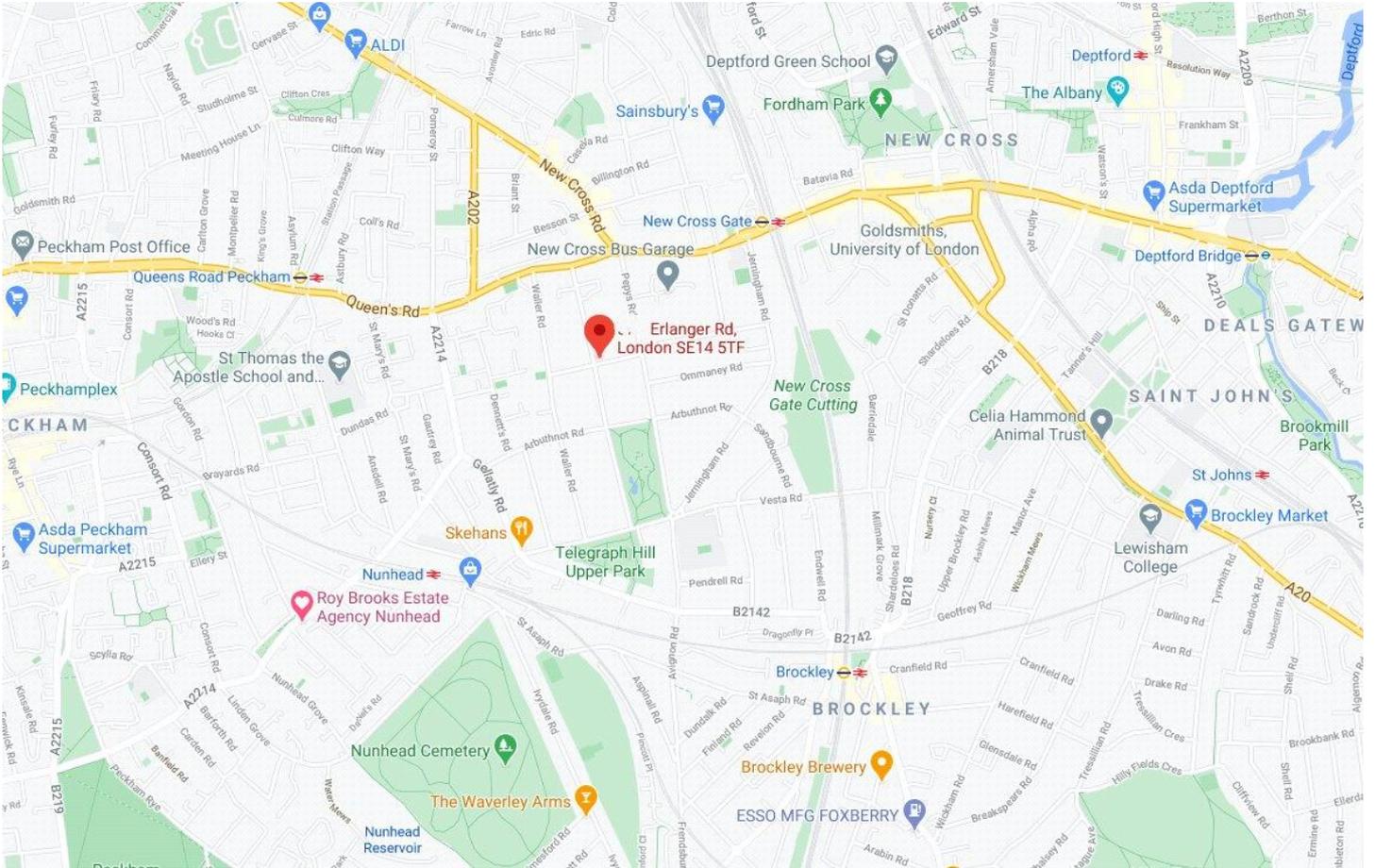
**Erlanger Road SE14**  
**Approximate Gross Internal Area**  
**49.9 sq m / 537 sq ft**



**Basement**

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. (ID731175)

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**Disclaimer**

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