

Rutt's Terrace, New Cross

£1,100,000



Architect-designed, completely one-off three double bedroom contemporary home of 1321 square feet, by award-winning and internationally-active practice Nagan Johnson (based in Waterloo). Chain free.

The impressive property has a cute courtyard 'city' garden off the reception room at ground floor level, and an enormous private roof terrace atop the house. Parking is unrestricted on the street.

The location is a most pleasing one. You are close to great schools; Edmund Waller (3-11) and Haberdashers' (3-18) being the closest. And for transport, Queens Road Peckham, Nunhead and New Cross Gate stations are all close (walk 10, 11 and 14 minutes to these).

There are lots of useful bus routes from Queens Road/New Cross Road, too. Local green spaces include Telegraph Hill's parks and Nunhead's gorgeous Victorian cemetery (one of 'The Magnificent Seven').

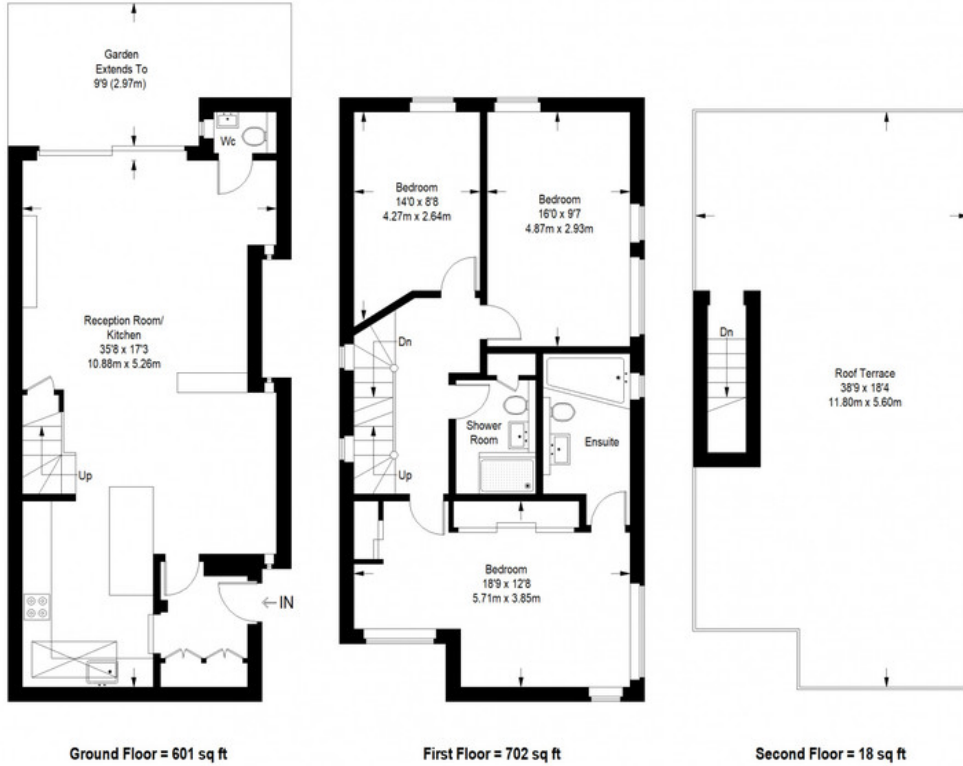
MUNDAY'S



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Ground Floor = 601 sq ft

First Floor = 702 sq ft

Second Floor = 18 sq ft

Approximate Gross Internal Area
 GROUND FLOOR = 601 sq ft / 55.83 sq m
 FIRST FLOOR = 702 sq ft / 65.22 sq m
 SECOND FLOOR = 18 sq ft / 1.67 sq m
 Total = 1321 sq ft / 122.72 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)