

VICIS NOVA



Arbuthnot Road, SE14

£1,900,000





An imposing Victorian townhouse in the heart of the Telegraph Hill Conservation Area. A rare opportunity to acquire a fully extended home spanning 2,552 sqft over five floors.

Homes on Arbutnot Road don't come to market often, especially ones that have had everything done. Loft conversion, patio excavations, side infill extension, double glazed sash windows, solar panels, ethernet cabling. Complete with a 145-foot south-facing garden.

For the first time in over 20 years, this six-bedroom, tastefully refurbished Victorian townhouse on Arbuthot Road is offered to the market for sale. Positioned on one of Telegraph Hill's most coveted roads, central yet tucked away from the hustle and bustle – close the front door and you'd hardly know you were in London, let alone Zone-2 London!

Sympathetic to its period heritage, the outside of the home has been carefully restored, bringing the original period aesthetic back to it's former glory. Re-levelled tiled front courtyard, double glazed timber sash windows, newly-painted render and London-stock yellow brick provides a modern approach to a classic Victorian.

Arbuthnot Road has all the foundations for a perfect family home and is one of the very few homes locally that has had all the structural improvements done. Its vast footprint spans 2,552 sqft over five floors. To the rear, there is a 19 foot patio and 145 foot south-facing garden with mature trees, ornamental planting and panoramic views from the top of the garden. Location wise, you're within easy reach of amenities, 5 stations and schooling options.

Heading up the front stairs and behind the gorgeous period façade, you're immediately greeted with a hallway boasting tall ceilings, original period cornicing and detailing. To your right, a spacious double reception (also with fantastic original cornicing and ceiling roses!) provides you with room to spread out.

Moving to the rear of the home, you've got a large open-plan kitchen/dining area complete with underfloor heating. This area is bathed in natural light thanks to the skylights and picture window forming part of the side infill extension. There's a guest cloakroom and wine storage cupboard down the stairs to one side and on the other side storage cupboards and a separate laundry (with a wash-tub and bench space along with room for both your washing machine and dryer).



Hosting here comes effortlessly. In the warmer months, open the double doors for a seamless, level, transition onto the patio, with its beautifully scented star jasmine climbing the fences on either side; perfect for al fresco dining and indoor/outdoor entertaining.

The double garden doors, sash and picture windows pull the extensive garden into view. The private and tranquil garden is set over three tiers. The first tier is your patio, perfect for lounging or hosting a BBQ. The middle tier winds through the trees, planting and grassed areas (and a paved fire-pit for bonfire night) and then on the third tier is your large garden shed, perfect for storage.

Back to the house... The ground floor is set up so it can be used as a separate self-contained studio flat. Perfect for guests staying over, live-in-help or great if you want some additional income!

Bedrooms and bathrooms occupy the upper floors of the home. On the first floor, to the rear you've got a contemporary four-piece family bathroom and a sizeable double bedroom with a bay window looking out over the patio and garden. The front two rooms on this floor are your principal bedroom suite. Tall ceilings, coving and a large bay window provide a sense of grandeur as you enter your main bedroom. Complete with a walk-in-wardrobe area with masses of space and a windowed en-suite with a walk-in rain shower.

Moving on further upstairs, you have another well-proportioned double bedroom with glorious garden views and a further bedroom which is currently used as a study. The large converted loft at the top of the house is set up as a cinema room, but would make for a great home-office or guest room. When opening either of the two large Velux windows to the front you're greeted with fantastic city-views from the wheel of the London Eye around to the O2 at Greenwich. A perfect watchpoint for fireworks night! On the rear and loft roof you have a large solar power system which was installed in late 2020.

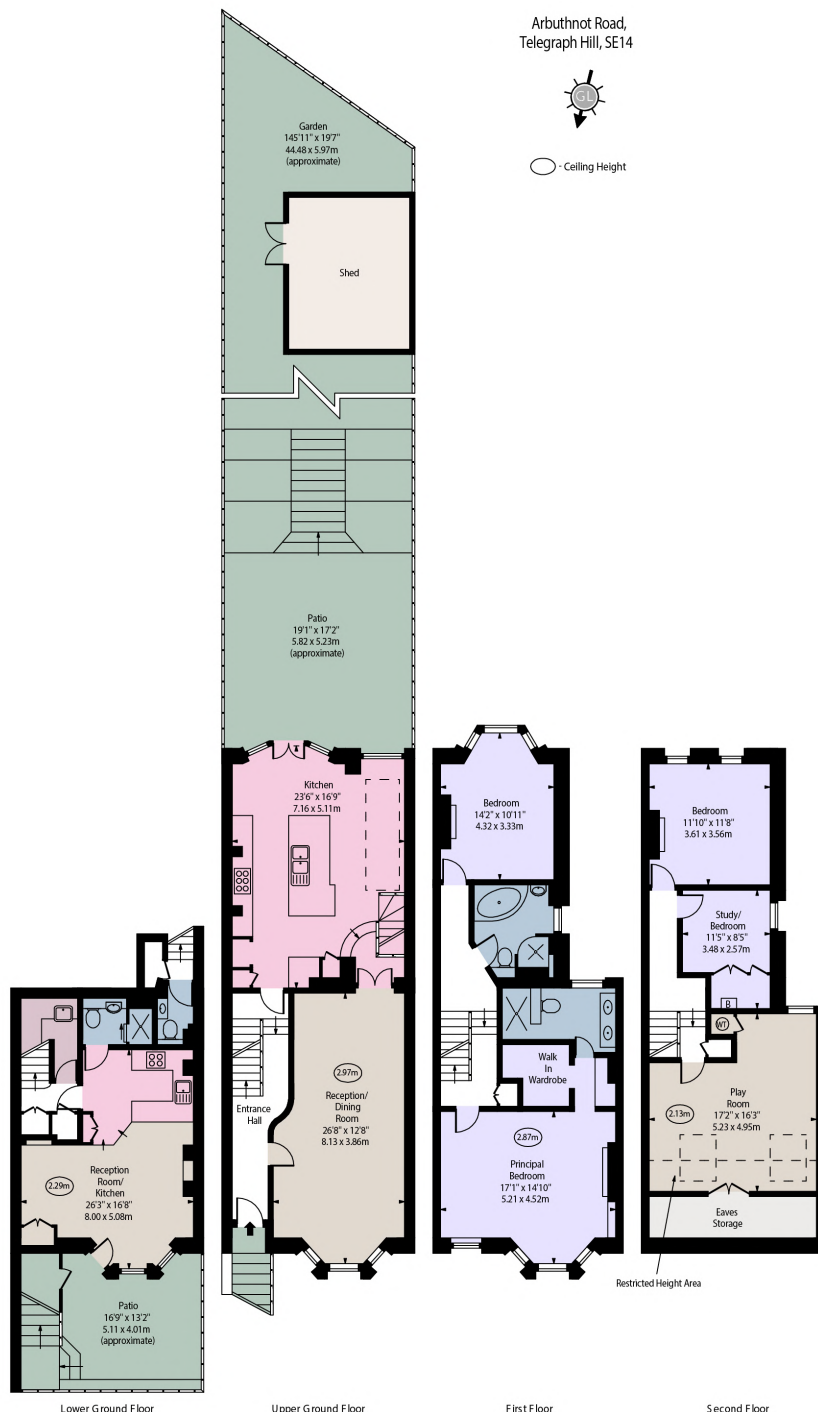




Arbuthnot Road,
Telegraph Hill, SE14



○ Ceiling Height



Approx. Floor Area Including Restricted Heights
(Including Eaves Storage)
(Excluding Shed)

2552 Sq Ft - 237.08 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown.
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and
for illustrative purposes only. Measured according to the RICS. Not To Scale.
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Property Details

Victorian Townhouse

Loft conversion and side infill extensions both done

Open-plan contemporary kitchen / dining area

Separate laundry and guest cloakroom

145 foot south-facing garden

Double reception room

Principal bedroom suite with walk-in wardrobe & en-suite

Four-piece upstairs family bathroom

Further four/ five bedrooms

Separate, self-contained studio flat below the main residence

Secure bike storage in front courtyard

City skyline views from loft conversion

Period features including railings, fireplaces & cornicing

Double glazed sash windows throughout

Solar panels

Approx. 2,552 sqft / 237.08 sqm

EPC Rating: C

Tenure: Freehold

Council Tax Band: F

London Borough of Lewisham



What's it like living in Telegraph Hill?

Arbuthnot Road is a peaceful residential street that lies in the heart of the Telegraph Hill Conservation Area. Being park-side has its benefits. Surrounded by breath-taking Victorian architecture, Telegraph Hill's Upper and Lower Parks offer an unparalleled experience: panoramic city views, sports facilities, children's play areas and café. Every Saturday from 10 to 3 you've got the Farmers' Market in the Lower Telegraph Hill Park, with offerings including a butcher, a fishmonger, delicious fresh food, baked goods and coffee!

Nunhead has some brilliant independent coffee shops, restaurants and bakeries along with its renowned fishmonger and butcher. Mosey & Goodcup are two places to grab a great coffee and bite to eat. Of an evening, Nunhead has great eateries and pubs which offer atmosphere and food. El Vermut is a personal favourite, offering an authentic tapas experience and Spanish wine selection.

A map of New Cross, London, showing the location of the New Cross Gate station. The map includes roads like A202, A2214, and B2142, and landmarks like Saint Mary Magdalen and Telegraph Hill. A black pin marks the station location.



Brockley has a buzzing little high street. Great coffee (Nus Nus, Browns, the Broca) and restaurants (try Ellary's, Skiato, Mauby, or Parlez) and a wellness centre offering gym classes, massage, osteopathy and physiotherapy (&osteo).

For commuters and social butterflies alike, transport links in Telegraph Hill are incredible. Five Zone-2 Stations within walking distance allow you to get anywhere you could ever need to. There are also cycle routes taking you to a variety of locations in The City (or out into Kent for the serious cyclists amongst you; plus Herne Hill Velodrome is local and fabulous) and buses at the top and bottom of the hill that can take you toward London Bridge, Covent Garden, Greenwich & Denmark Hill.

If you're thinking of starting a family or perhaps have children and schooling options are a top priority for you (rightly so!) then Telegraph Hill has got you covered. For those with young children, there are several popular nurseries (including a Montessori nursery) just a leisurely walk from Arbutnot Road.

For those with children that are slightly older there are Edmund Waller Primary School (3-11), Haberdashers' Hatcham College (11-18) , CTK Aquinas (16-19) and Prendergast (girls 11-18) – superb schools on your doorstep. If you're considering independent schools, there are outstanding options in the neighbouring areas such as St Dunstons College, Alleyn's, Colfe's & Dulwich College.

Under the control of the Worshipful Company of Haberdashers, the Telegraph Hill Conservation area was developed in the late 19th century. Previously market gardens, the Haberdashers focused on creating more than just homes, they wanted to create a community. Their focus was on creating a residential area with wide leafy streets, cohesive architecture and high-standard housing.

New Cross Gate Station – c. 8-minute walk (Overground, Southern)

Nunhead Station – c. 12-minute walk (Overground, South Eastern)

Brockley Station – c. 13-minute walk (Overground, Southern)

Queens Road Peckham Station – c. 15 minute walk (Overground, Southern)

New Cross Station – c. 15 minute walk (Overground, South Eastern)



Would you like further
information or to book a
private viewing?
Let's talk.

James D Neicho

Founder & Managing Director

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Fixtures and fittings: The Seller's Solicitors will provide a list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or available by separate negotiation)

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2. Information Provided: Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked. You should not rely on statements by Vicis Nova Ltd in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Vicis Nova Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

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