



Bond House, Goodwood Road, New Cross, SE14 6FE



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Leasehold

Situated on the top floor, benefitting from double height ceilings in the reception area, this spacious and light filled two bedroom apartment comes to market offering generous living space throughout. Located less than a 5 minute walk from New Cross Gate station, this is the perfect property for first time buyers & commuters alike.

Key Features

- Top Floor Flat (8th Floor)
- Great transport links
- Bright & Spacious Interiors
- Perfect First Home
- Approx. 765 Sq. Ft. (71.1 Sq. M.)
- Lease Remaining: **245 Years**
- Service Charge: **£1,618.10 P/A**
- Ground Rent: **£400 P/A**
- Council Tax Band: **C**
- EPC Rating: **B**

The accommodation comprises; a welcoming entrance hallway with doors leading to all rooms and an exceptionally large 7'3 x 5'0 store room. The open plan reception room / kitchen has been tastefully decorated in neutral tones, with large floor to ceiling windows that flood the room with natural light. The kitchen has been thoughtfully arranged with an array of eye and base level units and appliances, and there is access to the private balcony from the reception room. The main bedroom is a generous double room is 15'2 x 10'8 with built-in wardrobes, as well as double doors leading to the same balcony as the reception room. The second bedroom is a smaller double at 12'5 x 7'10, and completing the property is the family bathroom, complete with toilet, hand basin and bathtub.

Goodwood Road is situated within this superb location, 5 minutes from New Cross Gate Station, less than 10 minutes from New Cross and less than 15 minutes from Deptford all of which have excellent transport links to the City.



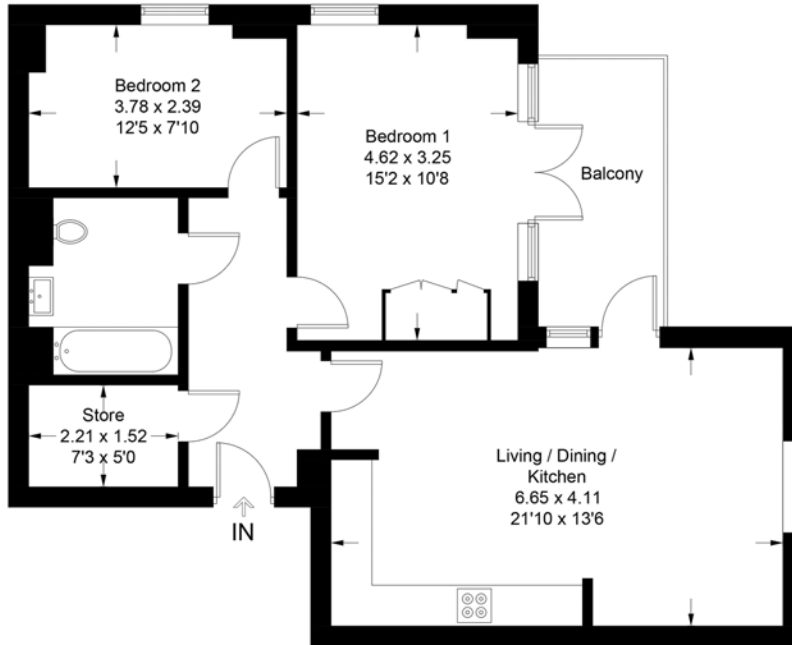






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Approximate Gross Internal Area = 71.1 sq m / 765 sq ft



Eighth Floor

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