



H O L M E S
H O S K I N G

**30a Laurie Grove
New Cross
SE14 6NH**



First Floor
Terrance House
151 Hasting Road
Bromley BR2 8NQ

020 8325 2525
info@holmeshosking.com
www.holmeshosking.com

THE PARTICULARS

30a LAURIE GROVE, NEW CROSS,
LEWISHAM, SE14 6NH

Key Features

- New Build 2 bedroom house
- Modern open plan living accommodation
- Study
- Generous private garden
- Downstairs Cloakroom
- Available December 2023
- Offers in the region of £850,000

Holmes Hosking

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PACK

Exceptionally high quality modern home

DESCRIPTION

Holmes Hosking and PACK developments are offering the opportunity to secure this new build freehold house in a superb location in central New Cross, off plan.

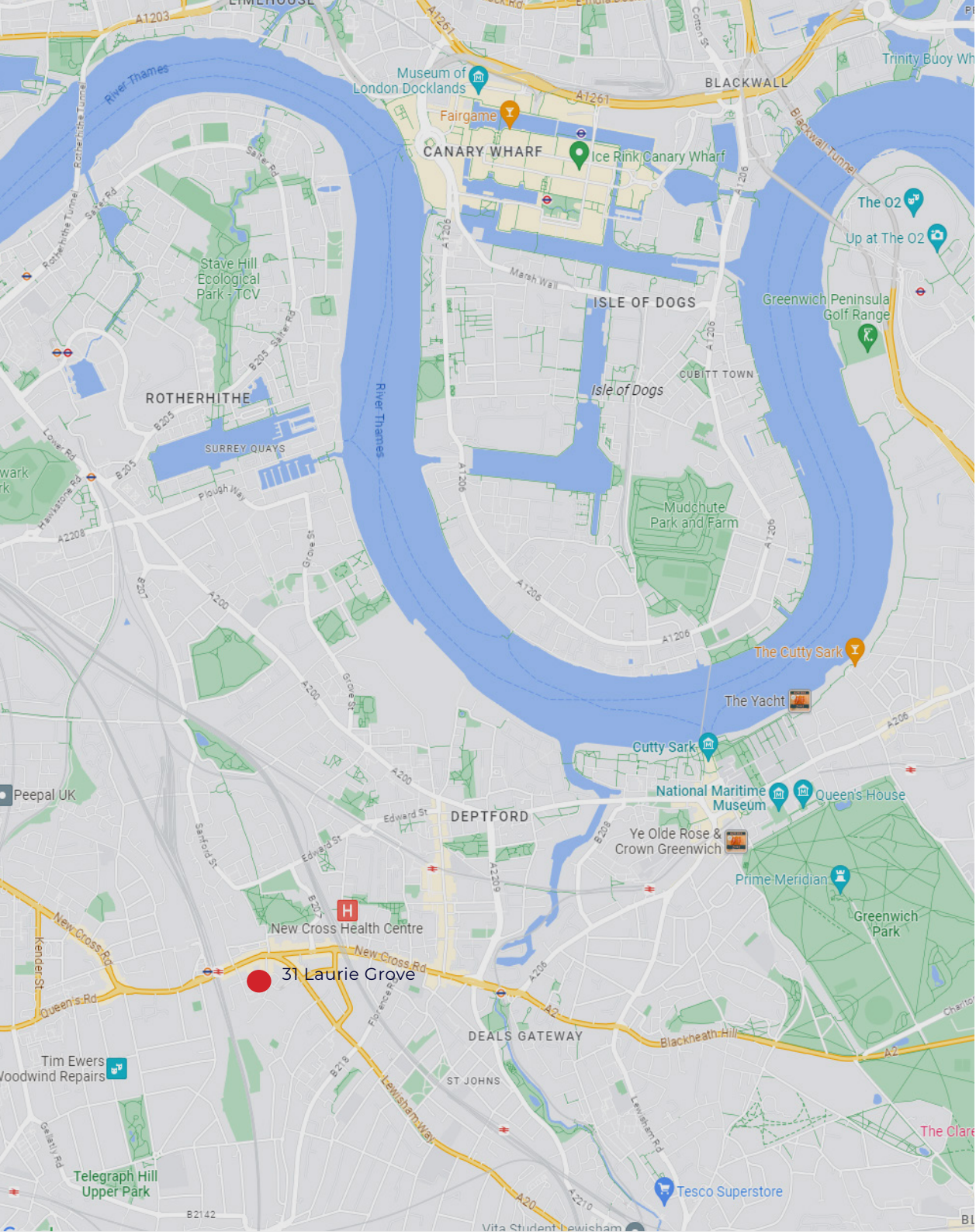
PACK Developments have built a reputation for creating a high quality product with exceptional design and meticulous attention to detail in their finish. In this case, they offer the chance to secure their latest project at an early stage, which will allow the buyer the opportunity to have input into various details and finishes.

Internally the house will comprise a large, modern open plan kitchen, dining, living room with access to the private garden via bi-folding doors. Additionally, there is a generously sized study and downstairs WC/ cloakroom.

The first floor has 2 large double bedrooms and a family bathroom.

The private rear garden will be landscaped with part paving and partially turfed.





LOCATION

Laurie Grove is located just 0.2 miles from New Cross high street. New Cross is home to Goldsmiths, University of London, Haberdashers' Hatcham College and Addey and Stanhope School. There are ideal transport links close to Laurie Grove with the New Cross Gate train station only 0.2 miles away and New Cross station 0.4 miles away. The Southeastern, Southern and London Overground train lines go through the stations allowing you to easily access the amenities the City of London has to offer.

Also close to Laurie Grove is the picturesque Rose Inn known for its delicious food and a Sainsburys supermarket conveniently located 0.4 miles away.

RAILWAY STATIONS

- ➔

New Cross Gate - 0.2 miles
- ➔

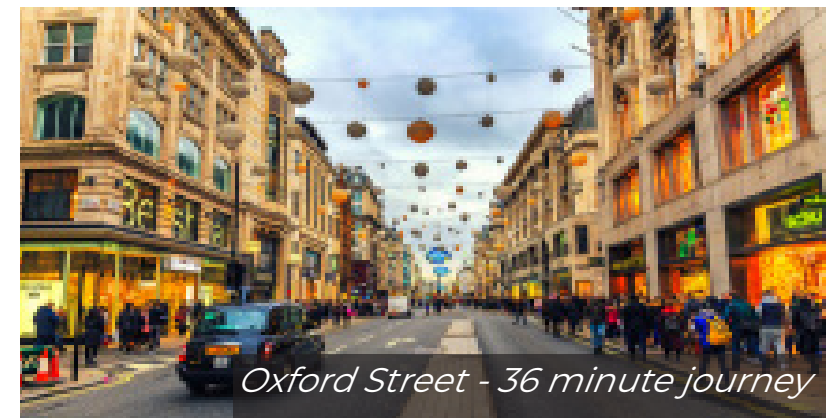
New Cross - 0.4 Miles
- ➔

London Bridge
10 Minutes
- ➔

London Cannon Street
10 Minutes
- ➔

Whitechapel
13 Minutes
- ➔

Shoreditch High Street
15 Minutes



Oxford Street - 36 minute journey

City of London - 10 min journey

Canary Wharf - 23 min journey

O2 Arena - 33 min journey

New Cross Station - 0.3 miles

Fordham Park - 0.3 miles

New Cross High St - 0.1 miles

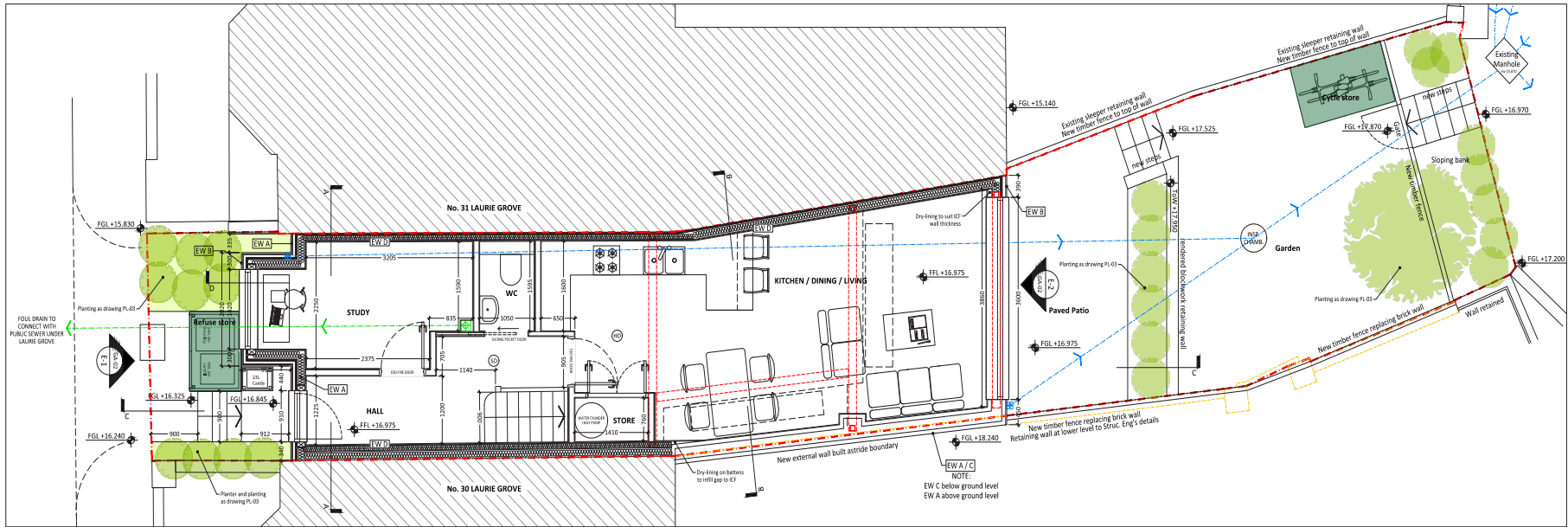
New Cross Gate - 0.2 miles

Rose Pub & Kitchen - 0.2 miles

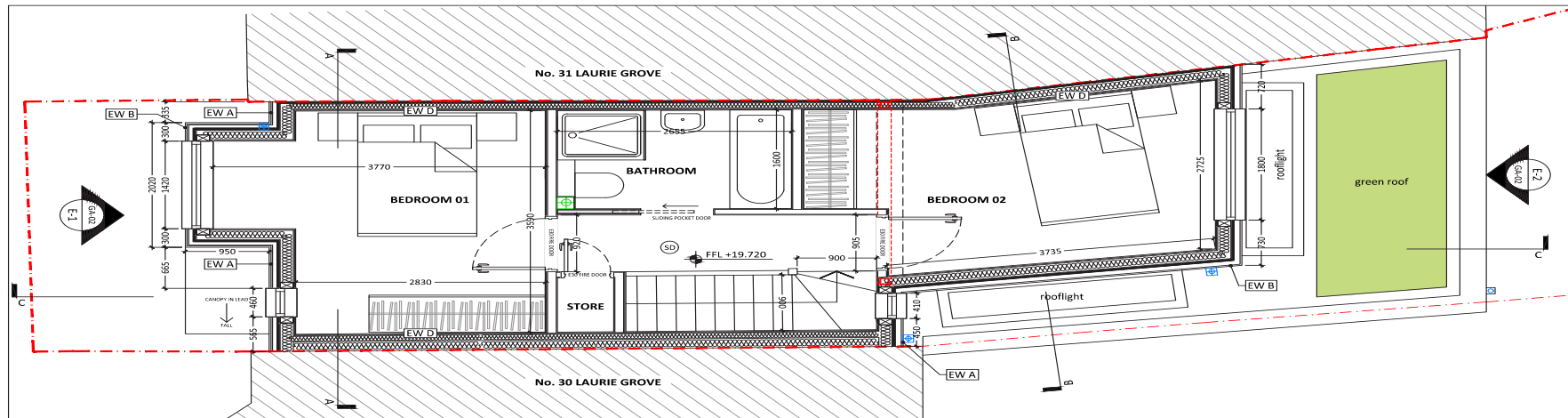
Goldsmith University - 0.2 miles

Sainsbury's - 0.4 miles





GROUND FLOOR PLANS



FIRST FLOOR PLANS

