



Helping hand

Buying a property is universally acknowledged as one of life's most stressful experiences, particularly if you're moving from overseas or have time pressures. With 17 years' experience at Knight Frank behind him, Esmond Elliot has recently launched his own property consultancy to make the experience of finding a new home as smooth as possible. Esmond's insider knowledge of the central and south-west London housing markets, together with his prodigious contacts, make him ideally placed to advise on all stages of the process, from finding a property to ensuring a successful and stress free completion.

Call **07551 740312** or visit **www.esmondelliot.com**



ESMOND ELLIOT
PROPERTY CONSULTANCY LTD



ASKTHELOCAL

Felicity Blair, Director at Roy Brooks, introduces us to the best of New Cross

What's going for it?

The most exclusive part of New Cross, Telegraph Hill is a conservation area arranged around a superb park with views and one of south London's most oversubscribed schools, Haberdashers' Aske's Hatcham College.

Well connected?

Very. New Cross Gate station is a 10-minute walk, in zone 2, has trains to London Bridge and Victoria plus London Overground links to Clapham Junction, Canada Water, Shoreditch, Hoxton, Dalston and Highbury & Islington. Lots of buses too!

And the schools?

Haberdashers' take children from primary to sixth form, is OFSTED "outstanding" and gains remarkable exam results. Goldsmiths' University is around the corner.

Hang out at...

Brekkie or brunch at The London Particular or Birdie Num Nums. Students and locals drink in The Amersham Arms, Marquis of Granby, Royal Albert, The Rose and The New Cross House. Dinner at The Rosemary.

Where to buy

Any of the roads in the conservation area will do, but the nearer you are to the school and the park, the better.

Gem of the month

Vesta Road, SE4

Beautiful three-bed semi with three receptions, bathroom, shower room and south-facing 47ft garden. 10-minute walk to New Cross Gate station. Chain free.

£950,000

Roy Brooks 020 8299 3021

