



Fenwick Road, SE15  
£550,000

0208 702 8222  
[pedderproperty.com](http://pedderproperty.com)

**pedder**





# In general

- Chain Free
- Two double bedrooms
- Over 740 Sq Ft
- Good condition throughout
- Potential to loft-extend (STPP)
- Desirable, residential road

# In detail

Chain Free - Charming and spacious split-level period conversion on this desirable residential road between Peckham Rye and East Dulwich.

Fenwick Road offers excellent access into The City and West End from Peckham Rye station (0.4 miles) and East Dulwich station (0.6 miles) as well as strong bus/cycle connections through the neighbouring Camberwell, Herne Hill and Dulwich Village. There are an array of independent shops, bars, restaurants and coffee shops on Bellenden Road, Lordship Lane and North Cross Road as well as a choice of excellent parks and green spaces.

Boasting over 740 Sq Ft of internal space across the first and top floor of this charming Victorian terrace – with potential to loft extend with roof terrace (subject to planning permission). There is a spacious 16-ft bay-fronted reception room with solid wood floors, feature fire-place and bespoke cabinetry in the alcoves. There is a separate fitted kitchen, modern shower room and two comfortable double bedrooms including a 17-ft principal room at the top of the property.

EPC: E | Council Tax Band C | Lease: 89 years remaining | SC: £361 pa | GR: £10 pa | BI: Included in service charge



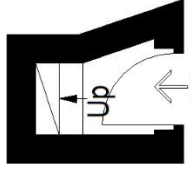


# Floorplan

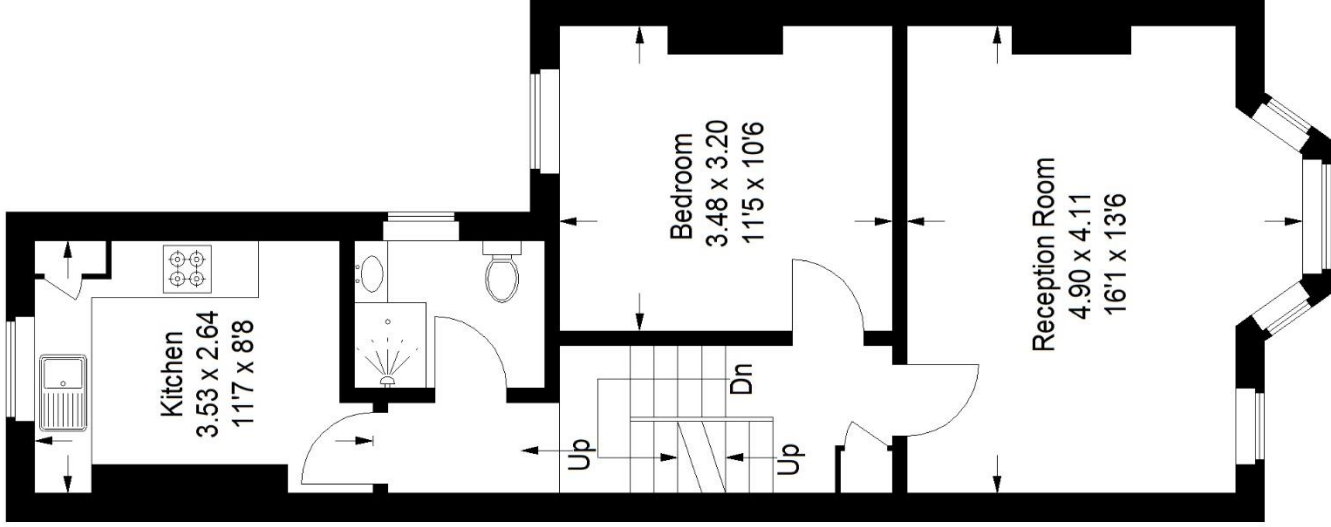
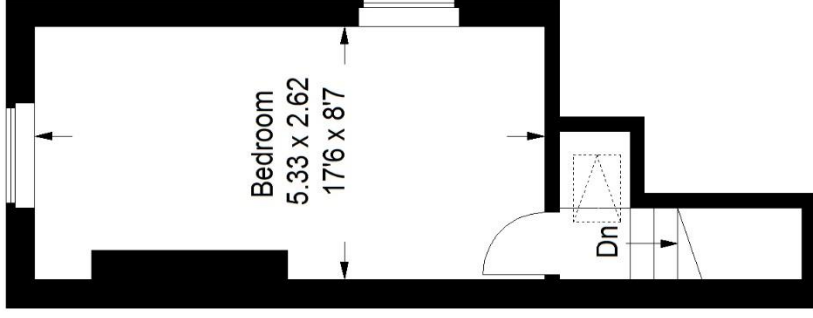
## Fenwick Road, SE15

Approximate Gross Internal Area

68.8 sq m / 741 sq ft



Ground Floor



First Floor

Second Floor

Copyright www.pedderproperty.com © 2024

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	48 E	
21-38	F		
1-20	G		

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.