



Fellbrigg Road, SE22 | Offers In Excess Of £1,100,000

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## In General

- CHAIN FREE
- Three double bedrooms
- Desirable, residential road
- In need of modernisation throughout
- Potential to extend (STPP)
- Loft room
- Half-cellar

## In Detail

CHAIN FREE - Charming, spacious and characterful mid-terrace house with scope to modernise and extend on this desirable road in the heart of East Dulwich.

Fellbrigg Road is enviably located for the independent shops, bars, restaurants and coffee shops of Lordship Lane and North Cross Road. There are a host of excellent primary, secondary and private schools nearby as well as a choice of beautiful parks and green spaces. There are strong transport links into The City and West End from East Dulwich station (0.6 miles) and Peckham Rye station (1.2 miles) as well strong bus/cycle routes through the neighbouring Dulwich Village, Herne Hill and Forest Hill.

Boasting over 1,660 Sq Ft of internal space; the property has been lovingly maintained by the same family for over 60 years and does require gentle modernisation – with potential to loft extend, kitchen extend and even dig out the basement (Subject to Planning Permission). There is a 24-ft bay-fronted double-reception, a downstairs shower-room and a 17x11-ft kitchen-breakfast room that leads out onto a mature 49-ft garden. Upstairs are three comfortable double bedrooms and a family bathroom as well as a temporary ladder leading up into the semi-converted loft-space.

\*Floorplan includes loft room, but not cellar.

EPC Rating: D | Council Tax Band: D

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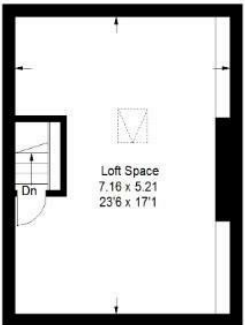
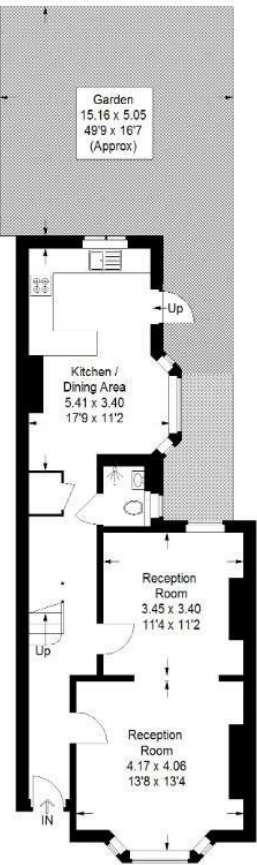
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# Floorplan

Fellbrigg Road, SE22

Approximate Gross Internal Area  
154.4 sq m / 1662 sq ft

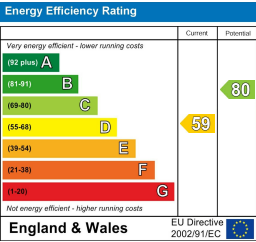


Second Floor



First Floor

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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.



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