



AUCTION GUIDE

**£630,000**

**Fenham Road**

London, SE15 1AE

**GARETH  
JAMES**

## PROPERTY SUMMARY

Being Sold via Secure Sale online bidding. Terms & Conditions apply.  
Starting Bid £725,000

Three bedroom detached double fronted home over nearly 1400 square foot with development opportunity.

3



1



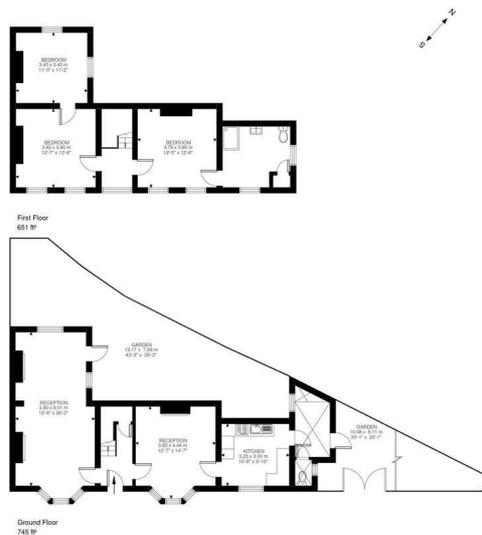
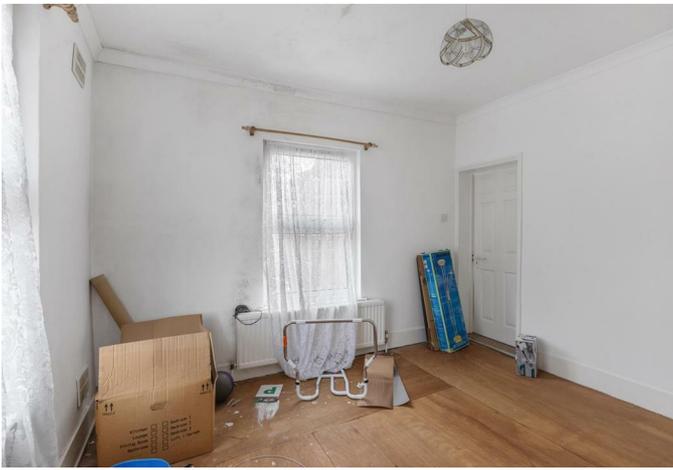
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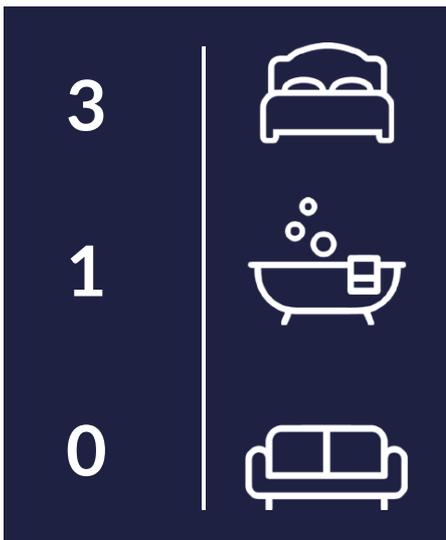




Fenham Road, SE15  
Approximate Gross Internal Area  
129.73 SQ.M / 1395 SQ.FT

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Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**GARETH JAMES**

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