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Fenwick Road, London, SE15 4HN

Guide Price £450,000 TO £500,000

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CHAIN-FREE

Hunters are proud to present this three-bedroom property close to the heart of Peckham and Dulwich. The property has undertaken recent refurbishment and spans approximately 821 sqft offering two double bedrooms, one single bedroom, a family bathroom with separate WC, an open-plan living room measuring approximately 275sqft, secure entry and communal gardens.

Features

• CHAIN-FREE • GUIDE PRICE £450,000 TO £500,000 • APPROXIMATELY 821 SQFT • RECENTLY REFURBISHED • OPEN-PLAN LIVING ROOM/KITCHEN • FAMILY BATHROOM • THREE BEDROOMS • In Proximity of Shops, Restaurants and Amenities • In Proximity of Schools and Transport Links • In Proximity of Parks and Green Spaces

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CHAIN-FREE

EPC – TBC

Council Tax Band – C

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Local primary schools include:

John Donne Primary (good Ofsted rating), Angel Oak Academy (good Ofsted rating), Harris Academy Primary (good Ofsted rating)

Local secondary schools include:

Harris Academy (good Ofsted report), Tuke school (outstanding Ofsted report)

Few London residents can claim to get onto the station platform within minutes of leaving their home yet have such quiet enjoyment when indoors. Once inside the property you don't realise you are in a central hub with so many amenities and conveniences on your doorstep, such as Peckham Rye and Burgess Park. The area includes cycle routes, cinemas and local theatres, schools, several gyms, a sports centre with a swimming pool and an award winning multi level library.

In recent years SE15 has become highly acclaimed for its evolving social atmosphere and vibrancy.

Residents can enjoy a vast array of shops, cafes, bars and restaurants.

Here's what some of our local residents told us about the accessibility of the locality:

"We love the hustle and bustle of Rye Lane with Franks, Peckham Levels, The Bussey Building not to mention Copeland Park where there's a different fair or market every weekend as well as iconic local restaurants like Persepolis, Yada's, Franks, Peckham Bazaar, Larry's and Mr. Bao." "You are approximately 5 minutes walk from Bellenden Village extremely popular for its boutique shops, grains stores, pubs, book shops etc. Just beyond is Goose Green and Lordship Lane which offer even more options for great dining, social and recreation."

In addition, you will find a multitude of well-known branded shops (Boots, Primark, Holland and Barratt, Morrisons, Lidl and Currys to name a few) alongside the many independent shops.

Peckham Rye train station is in proximity of the property and offers some of the following travel times:

London Bridge in approximately 14 minutes

Victoria in approximately 15 minutes

St Pancras in approximately 25 minutes

You may also travel to Clapham Junction, Canada Water, Shoreditch, Hoxton, Dalston Junction and Highbury & Islington from this station.

In the opposite direction, Camberwell also has a trendy arts scene. Similarly, to Peckham there is always an exhibition to enjoy or some popular places to eat, drink and socialise. Kings College hospital is also located in Camberwell, a 20 minute walk away or a 5 minute train ride to Denmark Hill.

With so much to offer in the local area and so many features offered by the property, we expect high demand from buyers.

Verified Material Information

Council Tax band: C

Tenure: Leasehold

Lease length: 88 years remaining (125 years from 1988)

Ground rent: £10 pa

Service charge: £2982.68 pa

Property type: Flat

Property construction: Standard construction

Energy Performance rating: No Certificate

Number and types of room: 3 bedrooms, 1 bathroom, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Hunters estate agents Peckham have sold several houses and flats in SE15 over the last 10 years. The stats from another sale on Fenwick Road SE15 include:

- 24 viewings booked
- 11 offers – statistically 45.83% of viewings Hunters carried out resulted in an offer!
- Offer received for 112.73% of the asking price – that's 12.73% over the asking price!
- The property was sold on behalf of a corporate client
- The buyer was an investor who plans to increase the quality of the property