

FENWICK ROAD, PECKHAM, SE15  
LEASEHOLD - SHARE OF FREEHOLD  
GUIDE PRICE £650,000





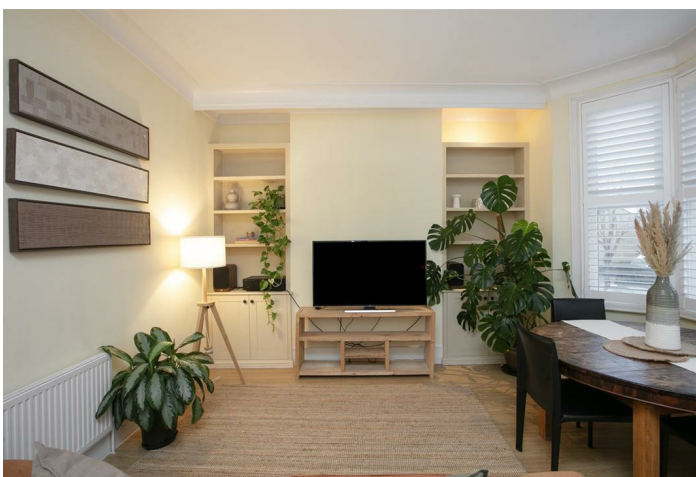
## SPEC

Bedrooms : 3  
Receptions : 1  
Bathrooms : 1

Lease Length:  
Service Charge:  
Ground Rent:

## FEATURES

Over 1150 sqft  
Impressive Proportions  
Split-Level  
Neat Balcony  
Three Double Bedrooms  
Share of Freehold





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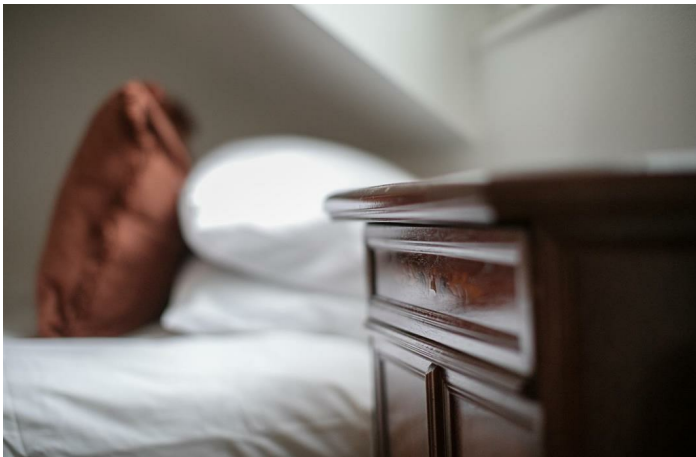




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GUIDE PRICE £650,000 TO £700,000.

Huge Split-Level Three Bedder in Top Spot - CHAIN FREE.

Spread generously over the upper floors of a perfectly placed period building, this fab three bedder boasts an impressive proportion. The property boasts a large reception, kitchen/diner, utility/storage room, three double bedrooms and bathroom. Depending on requirements, the utility room could easily host a work-from-home space and there's a cute balcony off the kitchen/diner for the morning coffee. Find Fenwick Road dipping off from East Dulwich Road, fantastically placed for the hip outlets of Lordship Lane and Peckham. There are excellent train links (East Dulwich, Peckham Rye and Nunhead stations) plus some wonderful open green spaces.

The exterior enjoys a wide double storey canted bay window and London stock brickwork. It sits behind a shared front garden which leads inward from the street. A recessed communal portico entrance opens to the shared hallway where you get access to the flat. An inner stairwell ascends to the first return which hosts a handy utility/laundry room with fitted storage and plumbing for the washing machine. It could make a fine study space or indeed a child's bedroom. The bathroom sits next to this and has a white suite and a side aspect.

Upward to the first floor you find a wonderfully bright reception fronting the street. It sprawls generously into the full width of the building and soaks in some fantastic afternoon and evening sun. Louvered blinds afford you privacy and peace and there are fitted units to keep things neat and tidy. The kitchen/diner sits next to this and boasts plentiful contemporary cabinets and counters. One can easily fit a dining table and there's access to the rear to a compact balcony. Ascending to the second return you find the first of your large double bedrooms - a dual aspect room with peaceful rear aspect. The final ascent upward leads to a lofty second landing. The master bedroom fronts the street into the full width of the property. The third and final double completes the tour with more rear views.

Trains from Peckham Rye and East Dulwich are both within 10 minutes' walk. There's a good selection of buses too at the top of the road (on East Dulwich Road) where you will also find local shops. East Dulwich leisure centre, with Victorian baths and a brilliant gym, is moments away, as is the beautiful Peckham Rye Park. More funky shops and some excellent restaurants like Franklin's, Yama Momo and The Palmerston are close by in funky old Lordship Lane. Nunhead offers yet more social and culinary attractions. We love the Old Nun's Head and Good Cup for a natter and a decent brew.

Tenure: Share of Freehold

Lease Length: 163 years remaining

Council Tax Band: B





#### GROUND FLOOR

Approximate. internal area :  
2.70 sqm / 29 sq ft

#### FIRST FLOOR

Approximate. internal area :  
52.92 sqm / 570 sq ft

#### SECOND FLOOR

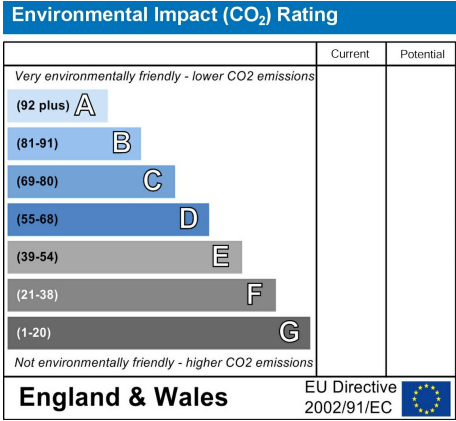
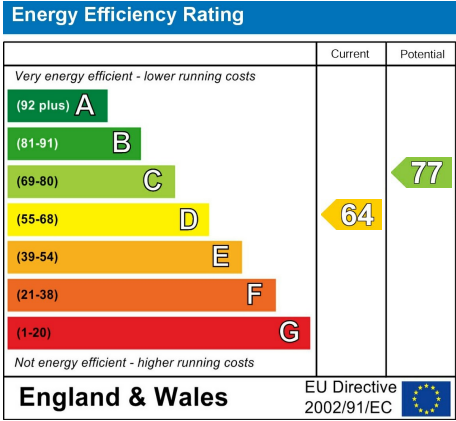
Approximate. internal area :  
51.62 sqm / 556 sq ft

### TOTAL APPROX FLOOR AREA

Approximate. internal area : 107.23 sqm / 1155 sq ft

Measurements for guidance only / Not to scale

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All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.

