



Vestry Road, SE5
£400,000

0208 702 9666
pedderproperty.com

pedder



In general

- Top floor
- Two double bedrooms
- Additional single/study bedroom
- 18-ft double aspect reception
- Over 925 sq ft
- Excellent condition
- EPC Rating: C

Our Vendor Says

"The location is unbeatable, with Nandine cafe and Nisa on your doorstep. You've so much space to live in and it gets good light all year around. The sunsets from the lounge are special."

In detail

Spacious and stunning top floor apartment in this purpose-built block ideally located between Denmark Hill station and Camberwell boasting over 925 Sq Ft.

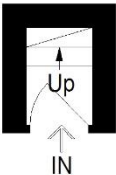
This two/three-bedroom apartment boasts a modern kitchen-diner and separate 18x12-foot reception with plenty of natural light and space to entertain. There are two large double bedrooms and an additional single/study room – ideal for those looking to work from home. The property benefits from a modern bathroom and vast amounts of hallway storage and is presented in excellent condition throughout.

Fearnley House offers excellent transport links into The City and West End from Denmark Hill station (0.5 miles) and Peckham Rye station (0.7 miles) for Overground and Mainline services as well as strong bus connections through the neighbouring East Dulwich, New Cross and Brixton. There are a host of local amenities, shops and restaurants as well as excellent parks and green spaces – including Lucas Gardens, Warwick Gardens and Ruskin Park.

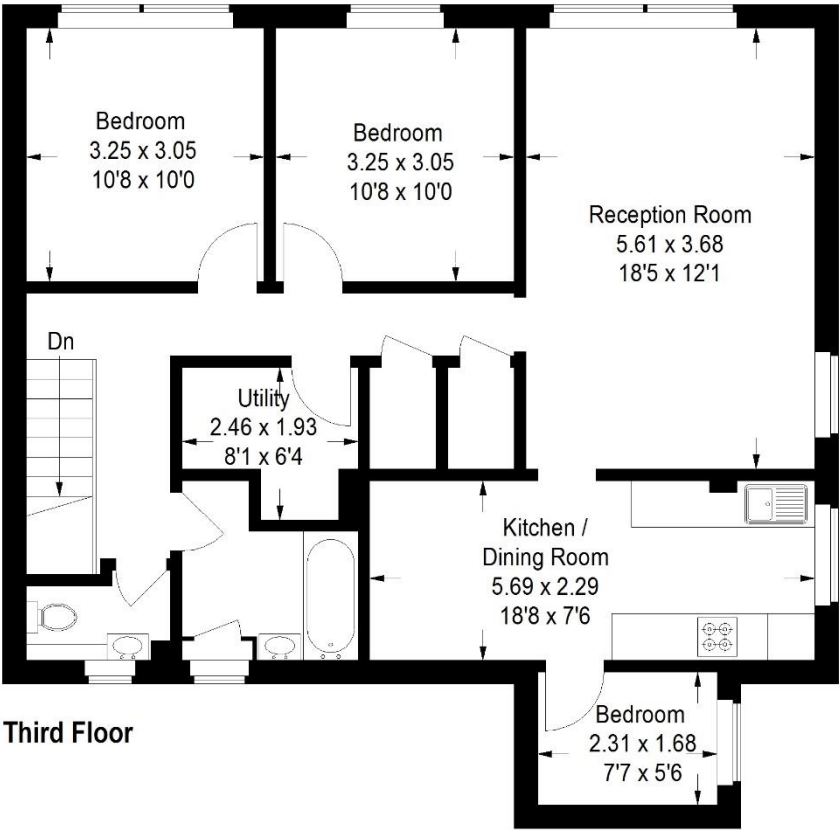


Fearnley House SE5

Approximate Gross Internal Area
Ground Floor = 1.1 sq m / 12 sq ft
First Floor = 86.1 sq m / 927 sq ft
Total = 87.2 sq m / 939 sq ft



Second Floor



Third Floor

Copyright www.pedderproperty.com © 2021
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.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		