



Fenwick Road, SE15  
£600,000

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# In general

- Two double bedrooms
- Split level
- Private garden
- Own front door
- Work required throughout
- Potential to extend (STPP)
- Probate sale
- Freehold, with underlying lease
- Chain free



# In detail

Two double bedroom split-level period conversion with own front door and 45-foot private garden enviably located between Peckham Rye and East Dulwich.

In need of modernisation throughout with huge potential to extend and remodel (subject to planning permission). Situated on the lower ground and upper ground floor of this charming Victorian building and boasting over 880 Sq Ft of internal space – this property has the potential to be a sensational home for creative / professionals needing access to central London as well as a great space to work from home.

With strong transport links to The City and West End from East Dulwich station (0.6 miles) and Peckham Rye station (0.5 miles) as well as bus connections through the neighbouring Dulwich Village, Camberwell and New Cross. There are a host of excellent independent shops, bars and restaurants nearby on Lordship Lane, Bellenden Road and the trendy Rye Lane for Peckham Levels and Bussey Building. There are an array of parks and green spaces nearby.

EPC: G | Council Tax Band C | Freehold, with underlying lease

# Floorplan

**Fenwick Road, SE15**  
Approximate Gross Internal Area  
Ground Floor = 44.1 sq m / 475 sq ft  
First Floor = 38.0 sq m / 409 sq ft  
Total = 82.1 sq m / 884 sq ft



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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D		
39-54	E		
21-38	F		
1-20	G	18   G	

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