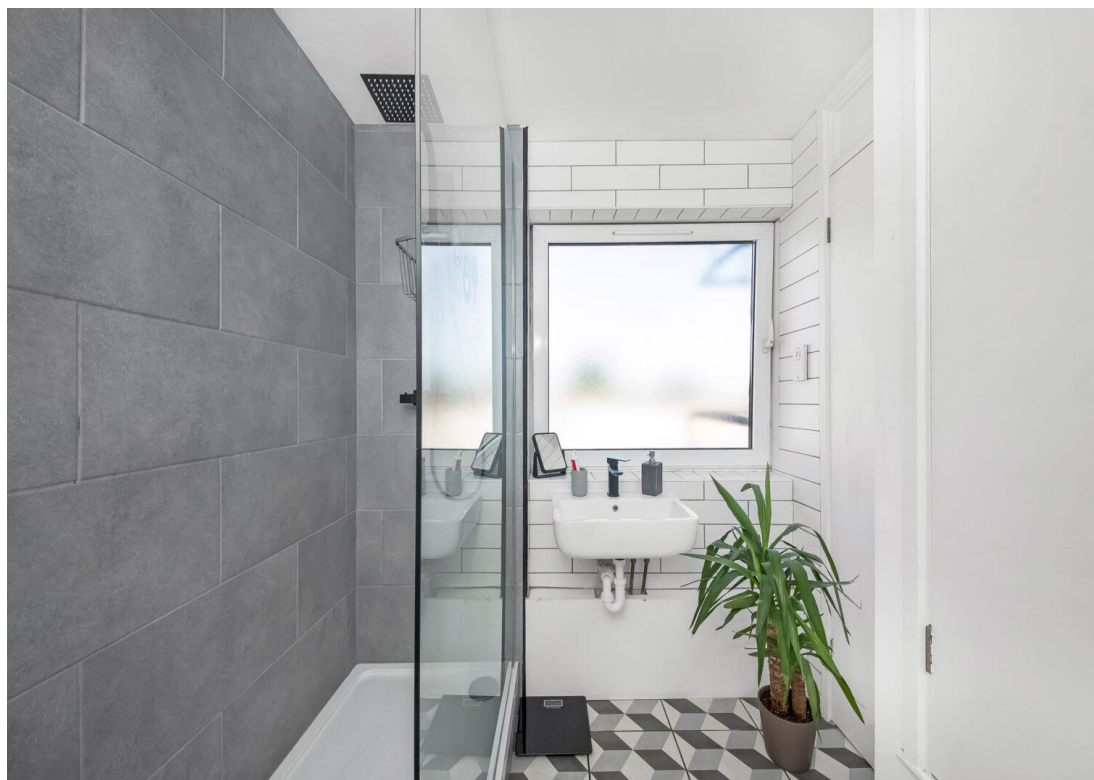




Vestry Road SE5
OIEO £300,000

0208 702 9666
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In general

- One double bedroom
- Purpose-built block
- Top floor
- Lucas and Warwick Gardens nearby
- Over 520 Sq Ft
- Chain free
- EPC Rating: C

Our Vendors Say:

"There is ample amounts of storage available with three large cupboards with views of the Shard and the local communal gardens. Camberwell is a lovely area with great connections North into The City via Elephant and Castle, South towards Clapham and East to Greenwich. There is a lively atmosphere with a number of great pubs and bars as well as easy access to large local parks and gardens; Warwick Gardens, Lucas Gardens, Ruskin Park and Burgess Park."

In detail

Exciting opportunity to purchase this one double bedroom purpose-built apartment ideally located between Camberwell, East Dulwich and Peckham.

Located on the top floor of Fearnley House, the property boasts over 520 sq ft of internal space including a bright and airy 15x10 ft reception room and a eat-in kitchen diner. There is a 10x8 ft double bedroom, excellent storage throughout and a modern shower room complete with rainfall shower.

The property has been lovingly maintained by the current owner and early viewing is recommended.

Sitting at the south end of Vestry Road and forming part of the Lettsom Estate, there are excellent bus connections and train links into London Bridge, London Victoria and Clapham High Street from Denmark Hill station (0.5 miles) and Peckham Rye station (0.7 miles).

East Dulwich boasts the buzz of Lordship Lane's restaurants and bars, Bellenden Road offers independent shops and eateries while Peckham has its shopping hub of Rye Lane and trendy nightspots and roof terraces. As well as the communal green spaces – there are the brilliant Lucas Gardens and Warwick Gardens nearby.



Floorplan

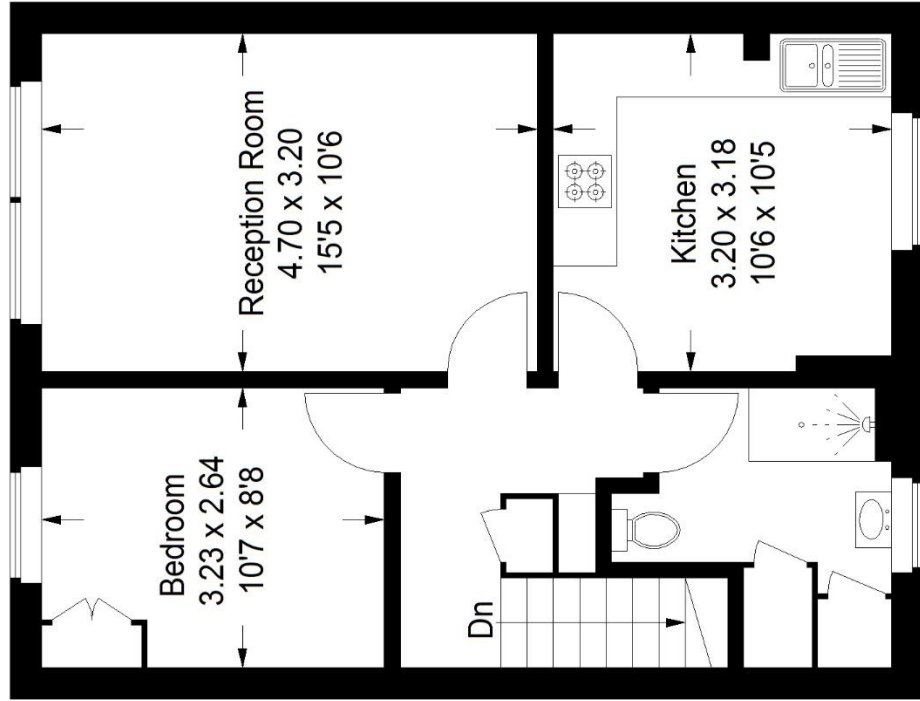
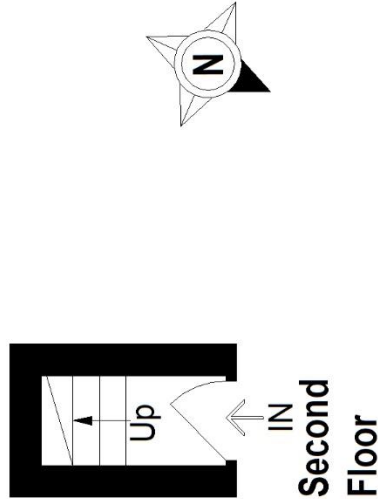
Fearnley House SE5

Approximate Gross Internal Area

Second Floor = 1.5 sq m / 16 sq ft

Third Floor = 48.3 sq m / 520 sq ft

Total = 49.8 sq m / 536 sq ft



Third Floor

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		

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