



Fenwick Road, SE15  
OIEO £550,000

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# In general

- One double bedroom
- Two receptions
- Private garden
- Period conversion
- Desirable, residential street
- Good condition throughout
- Chain free

# In detail

## CHAIN FREE

Gorgeous, charming and spacious ground floor period conversion with direct access onto a private garden.

Boasting over 630 Sq Ft of internal space as well as a low-maintenance 18-ft private garden – Fenwick Road offers excellent transport links into The City and West End from Peckham Rye station (0.4 miles) as well as strong bus and cycle connections through the neighbouring East Dulwich, Camberwell and New Cross.

The ex-rental property is enviably located for the bars, restaurants and independent shops of Bellenden Road, Rye Lane and Lordship Lane as well as the gorgeous parks and green spaces including Peckham Rye Park and Goose Green.

The property has been extended at the rear to provide a second reception room off of the kitchen that leads onto the garden and the quaint courtyard side-return. This versatile space works beautifully as a dining area or work-from-home space – and could double as a guestroom. There is a modern kitchen and family bathroom as well as some sensible storage.

EPC: D | Council Tax Band: C | Lease: 103 years remaining | SC £430.81 | GR: £10.00

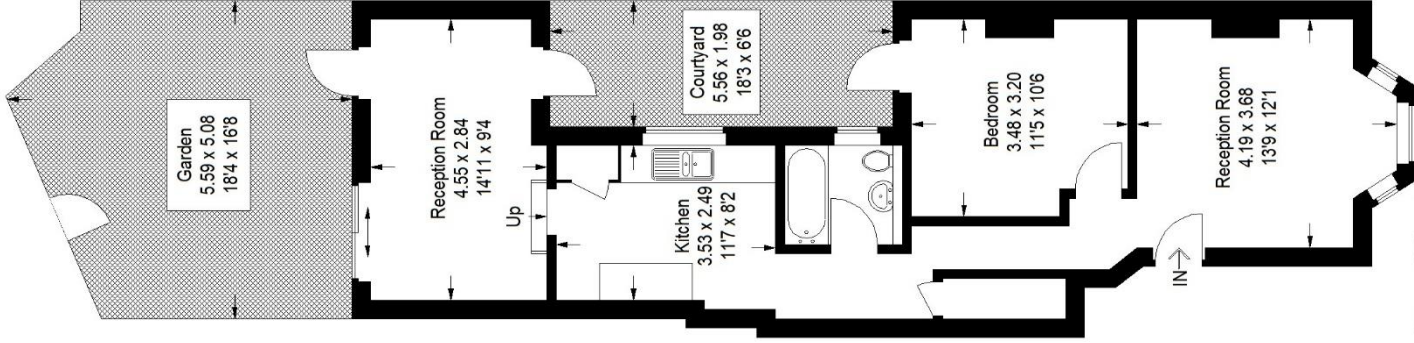


# Floorplan

Fenwick Road, SE15

Approximate Gross Internal Area

59 sq m / 635 sq ft



**Ground Floor**

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 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		76   C
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		

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