

FIELDING STREET, WALWORTH, SE17

FREEHOLD

GUIDE PRICE £800,000 - £850,000

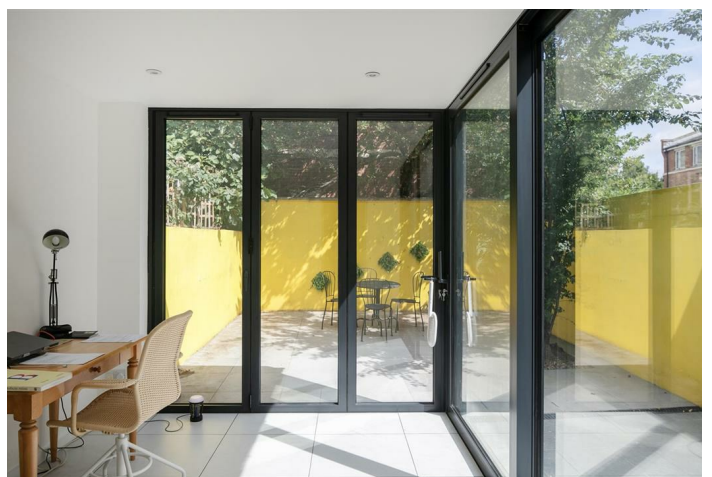


SPEC

Bedrooms : 2
Receptions : 2
Bathrooms : 1

FEATURES

Peaceful South Facing Rear Garden
Popular Period Street
Impressive Contemporary Garden Room
Two Double Bedrooms
Freehold



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Pretty Period Two Bedder With South-Facing Garden - CHAIN FREE.

This terrific two bedroom period home has been gifted a tasteful, contemporary yet sympathetic upgrade to include a most impressive rear garden room. It's the perfect spot for entertaining, working or lounging! The accommodation is spread generously over two lovely floors to further include a large open-plan reception, kitchen, two double bedrooms and bathroom. A south-facing rear garden with mature dappled shade adds to the charm. Fielding Street, whilst supremely convenient, boasts numerous, similarly quaint period homes. The area leaves you within easy walking distance of Camberwell, Walworth Road and the very lovely Burgess Park.

A neat entrance lobby leads to your open plan double reception which has twin charming feature fireplaces, each with matching 'arts and crafts' wooden mantels. Pretty tiling adds to the offering. Wooden shutters on the front sash window supply shade and there are polite French doors opening rear to the tiled patio. The kitchen/diner adjoins to the rear with solid counters, white cabinets, four ring gas hob, oven and ceramic sink and drainer.

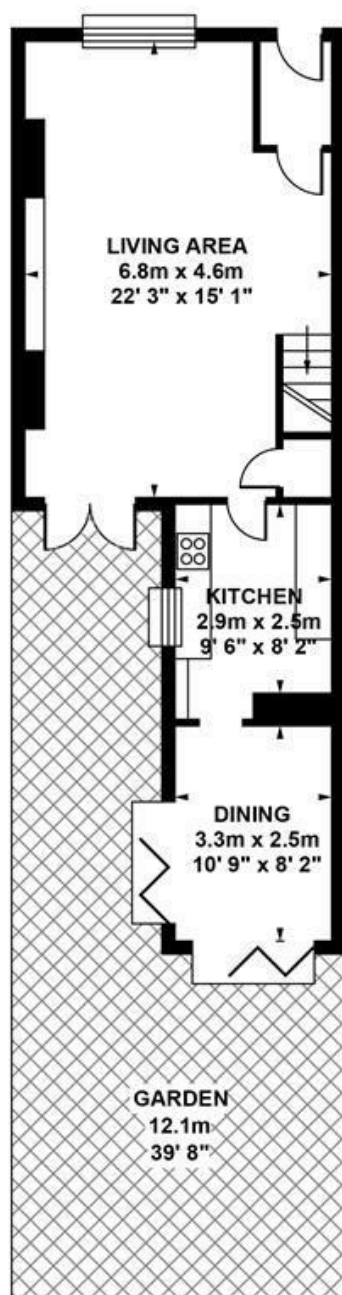
Beyond this you find that contemporary garden room which faces outward through sliding and hinged modern glass doors. It's an airy and bright space perfect for any number of uses - formal dining, working-from-home or just chilling. Open both sets of doors for a perfect flow of interior to exterior! The garden itself is a peaceful south-facing spot with mature tree for dappled shade. A splash of vibrant yellow on the walls gives a lively mediterranean vibe.

Back inside head up your original staircase to the first return. The treads and risers are stained a wonderful dark wood shade which continues to the bathroom. This has lovely tiling and another daub of canary yellow on the bath and ceiling for good measure. There's a modern loo, heated towel rail and plenty of storage. A pretty casement window peers rear over the garden. Bedroom one fronts the street through two original sash windows. It's a bright and generous room with feature mantel flanked by storage units on either side. Bedroom two is another lovely double with storage and a calming rear view.

Transport options are numerous with a multitude of buses whizzing up and down Walworth Road to all corners of town – you can catch a bus to Victoria, Whitehall, West End, Euston and Kings Cross, City, London Bridge and Borough Market. Trains to the City are a mere 6 minutes and the tube at Elephant & Castle or Kennington will take you direct to the city and into the West End. Head down Camberwell New Road for more options at Oval Tube. There's a host of shops within easy walking distance. Walworth Road has a number of convenience stores for fresh fruit and veg, a post office and numerous banks – that's everything covered. Camberwell has a host of bars and eateries - we love The Hermits Cave and The Camberwell Arms. Burgess Park is a short walk if you fancy a stroll.

Tenure: Freehold

Council Tax Band: D



GROUND FLOOR

Approximate. internal area :
49.22 sqm / 530 sq ft



FIRST FLOOR

Approximate. internal area :
40.63 sqm / 437 sq ft



TOTAL APPROX FLOOR AREA

Approximate. internal area : 89.85 sqm / 967 sq ft

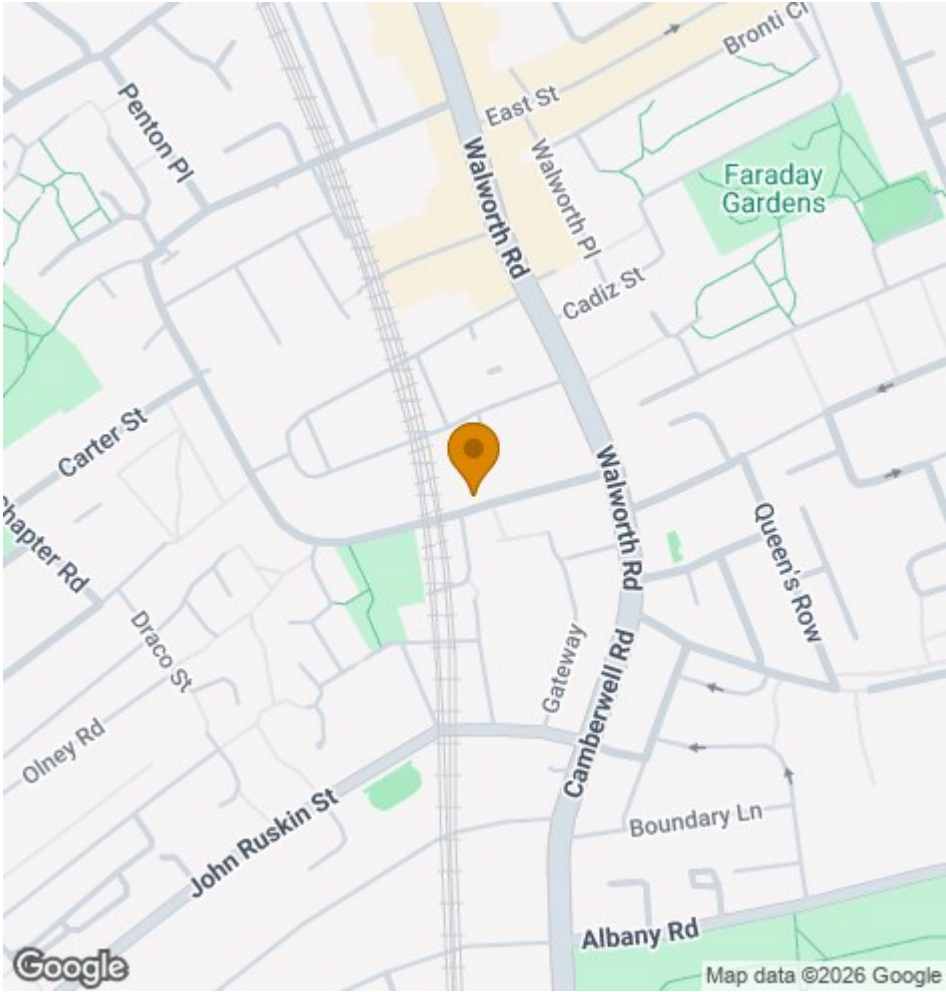
Measurements for guidance only / Not to scale

FIELDING STREET SE17
FREEHOLD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	78
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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.



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