

**FENWICK ROAD, PECKHAM, SE15**  
**LEASEHOLD - SHARE OF FREEHOLD**  
**£585,000**





## SPEC

Bedrooms : 2

Receptions : 1

Bathrooms : 1

Lease Length: 91 years on the underlying lease  
Service Charge: Maintenance equally divided  
between the flats, as and when.  
Ground Rent: n/a

## FEATURES

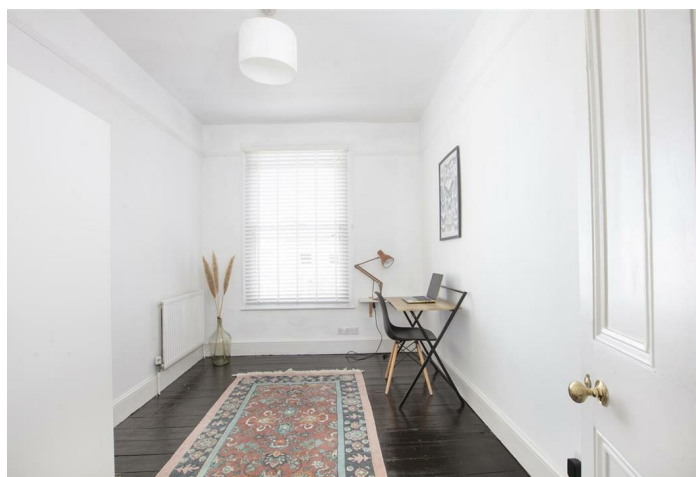
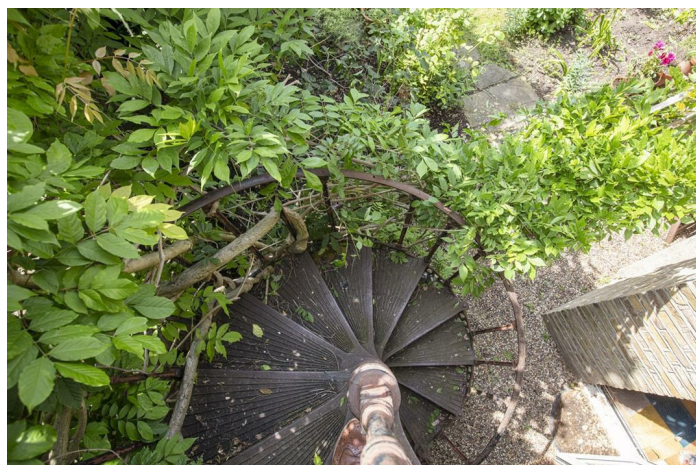
Split Level

Shared Garden

Period Features

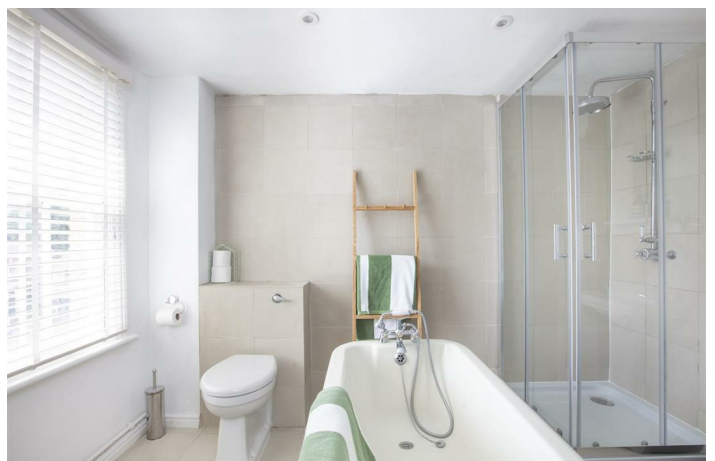
Super Convenient Location

Share of Freehold



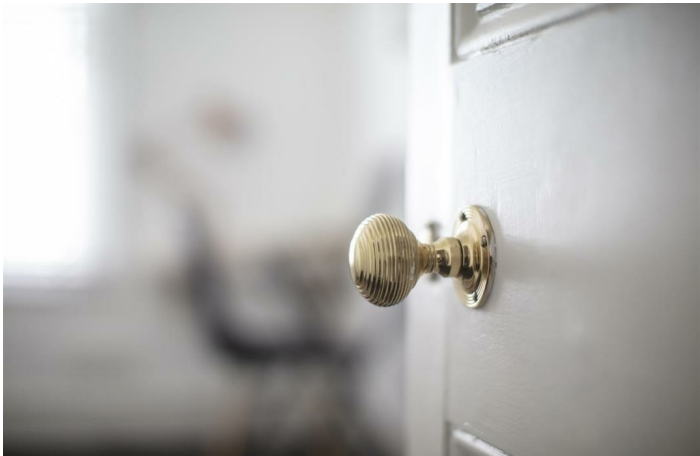


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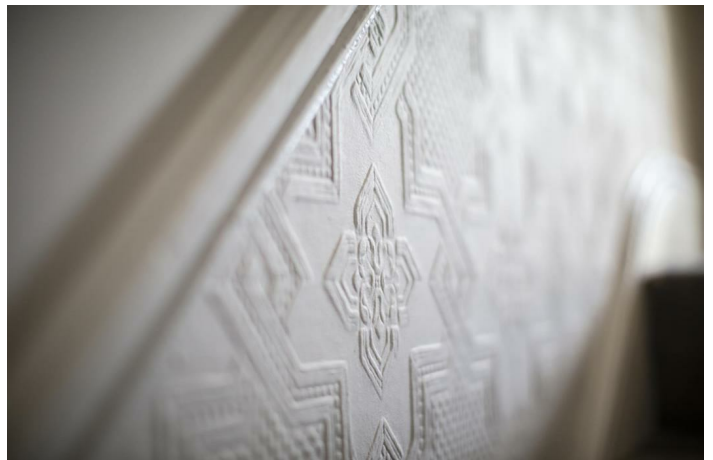
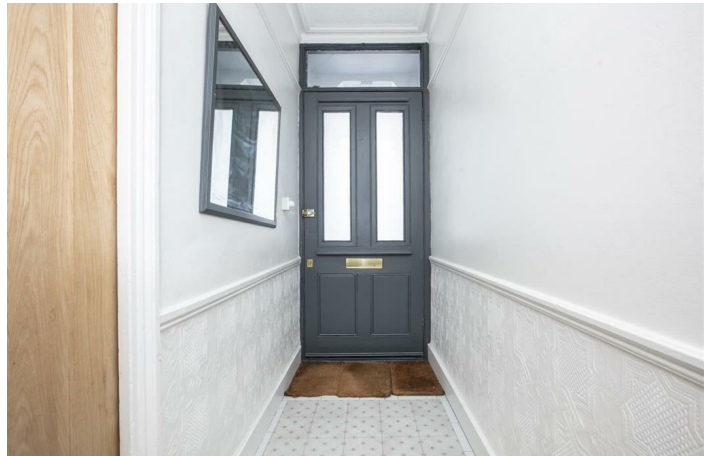




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Bright and Airy Two Double Bedroom Victorian Conversion With Shared Garden - CHAIN FREE.

Enjoying a bright airy vibe throughout, this well placed split level two bedder supplies a lovely living environment. Spread over the top floors of a handsome Victorian building with pretty castellated butterfly front gable, it offers two double bedrooms, reception, separate kitchen with dining space and a fabulous bathroom with storage. There are plenty of period features, a new boiler and access to a shared leafy rear garden too. Find Fenwick Road dipping off from East Dulwich Road, fantastically placed for the hip outlets of Lordship Lane and Peckham. There are excellent train links (East Dulwich, Peckham Rye and Nunhead stations) plus some wonderful open green spaces.

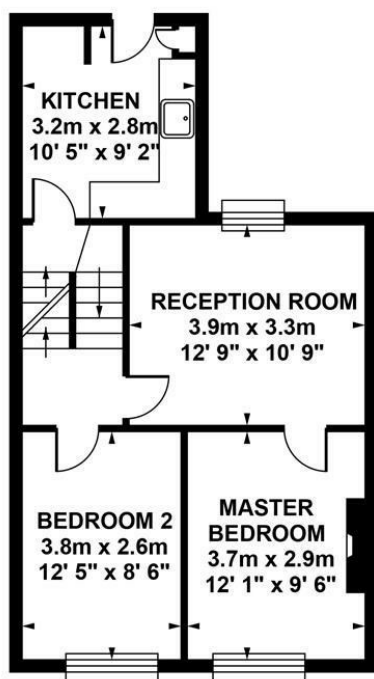
A shared front garden invites you in off the street and up a set of steps to the communal entrance. Your inner hall is entered via the ground floor. A fresh coating of wonderful Farrow and Ball makes the best first impression. The kitchen is on the first return and has an integrated foldaway dining table, gas range, modern cabinets and counters and access to the shared rear garden. Upward to the first floor you find a rear-facing reception with beautifully stained original wooden floors, crisp white walls and a pretty period feature fireplace. A bright double bedroom with further feature fireplace adjoins, enjoying a front aspect. The second bedroom shares this aspect. Upward from the landing you find the spacious bathroom on the second return benefiting from both roll top bath, shower and storage.

Trains from Peckham Rye and East Dulwich are both within 10 minutes' walk. There's a good selection of buses too at the top of the road (on East Dulwich Road) where you will also find local shops. East Dulwich leisure centre, with Victorian baths and a brilliant gym, is moments away, as is the beautiful Peckham Rye Park. More funky shops and some excellent restaurants like Franklin's, Yama Momo and The Palmerston are close by in funky old Lordship Lane. Nunhead offers yet more social and culinary attractions. We love the Old Nun's Head, Four Hundred Rabbits pizza and Good Cup for a natter and a decent brew.



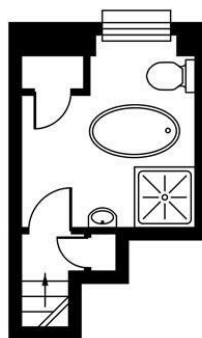
### GROUND FLOOR

Approximate. internal area :  
1.50 sqm / 16 sq ft



### FIRST FLOOR

Approximate. internal area :  
49.40 sqm / 532 sq ft



### SECOND FLOOR

Approximate. internal area :  
10.40 sqm / 112 sq ft



Approximate. internal area :  
9.60 sqm / 103 sq ft



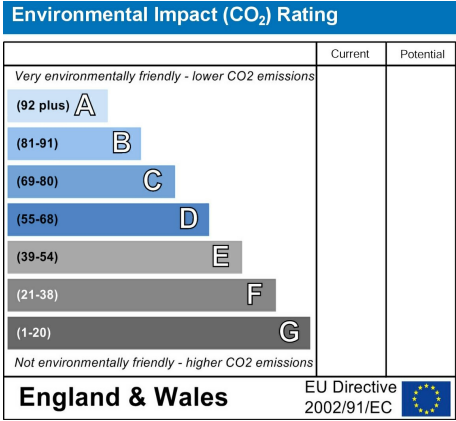
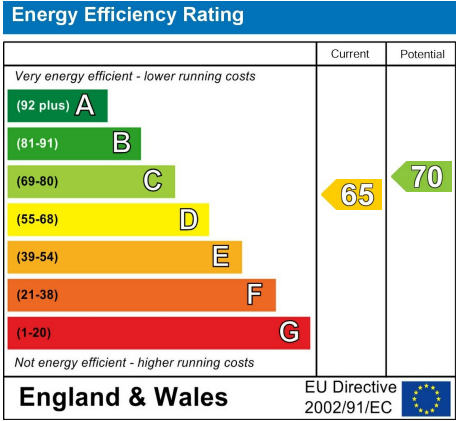
### TOTAL APPROX FLOOR AREA (not including external storage)

Approximate. internal area : 60.75 sqm / 654 sq ft

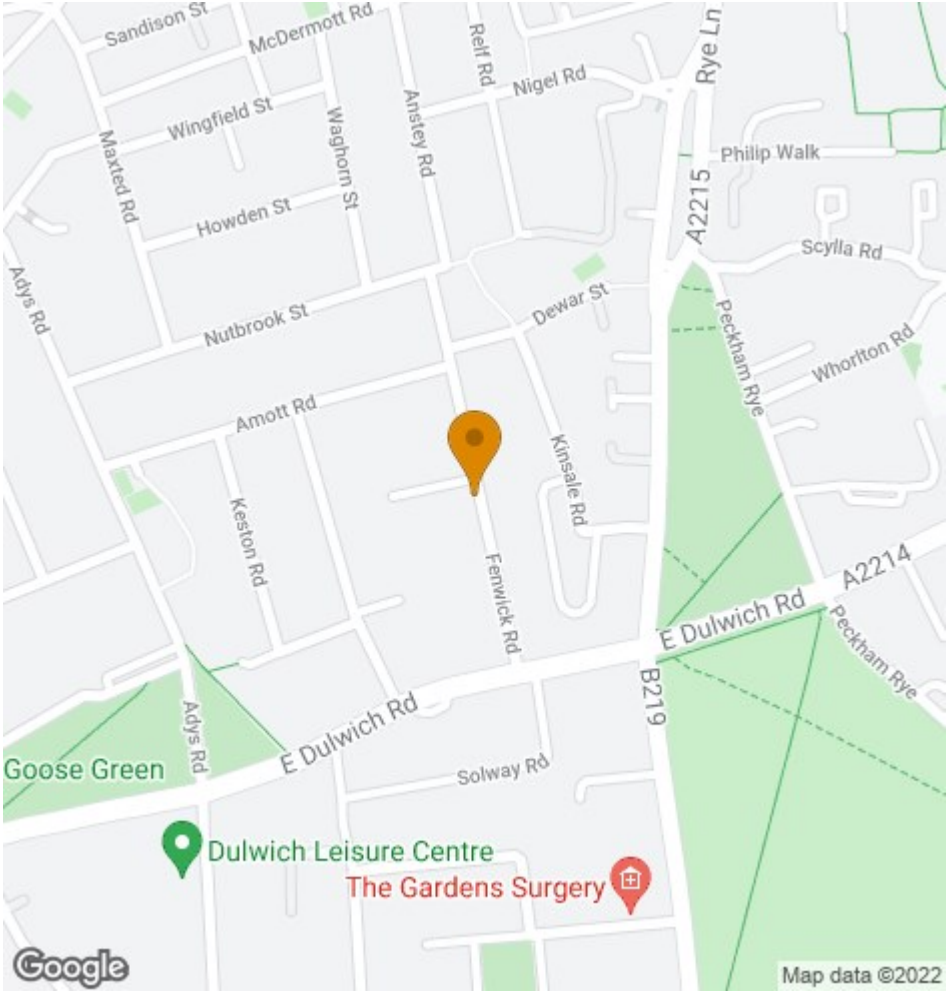
Measurements for guidance only / Not to scale



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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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