

# HUNTERS®

HERE TO GET *you* THERE

**Fenwick Road, London, SE15 4HW**

**£275,000**

**Property Images**





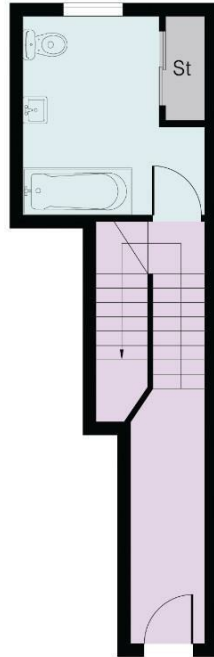
## Property Images



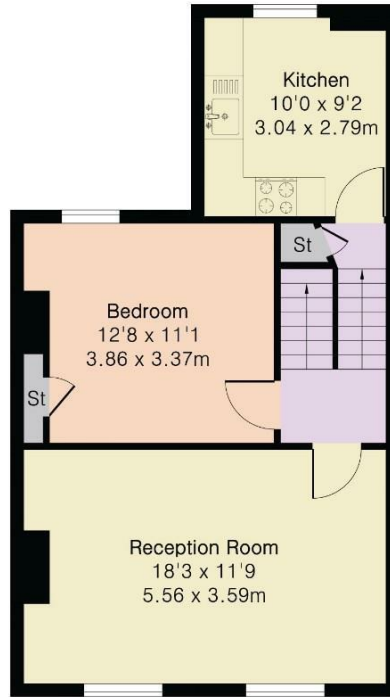
**Approximate Gross Internal Area 707 sq ft - 66 sq m**

Ground Floor Area 190 sq ft – 18 sq m

First Floor Area 517 sq ft – 48 sq m



Ground Floor



First Floor

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	40	62
England & Wales	EU Directive 2002/91/EC	

## Map



## Details

Type: Apartment - Conversion Beds: 1 Bathrooms: 1 Receptions: 1

Tenure: Leasehold

# Features

## • Asking Price - £275,000 • Short Lease 61 Years Remaining - Cash

We are acting in the sale of the above property and have received an offer of £265,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place. SHORT LEASE 61 YEARS REMAINING - CASH BUYERS PREFERRED

## Split Level • Original Period Features • Ideal Location • In Proximity of

A one-bedroom split level apartment within a Period Conversion and set on this popular road close to Peckham Rye and in need of refurbishment. Spanning approximately 707 sqft the property offers a family bathroom on the first floor. The second floor contains a separate kitchen, double bedroom and a living room benefitting from original period features including a fireplace and large windows offering plenty of natural light. The property has the perfect framework for either an investor or someone looking for a home who is willing to take on a project.

Leasehold – 61 YEARS REMAINING

EPC E

COUNCIL TAX BAND B - Southwark

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Local primary schools include:

John Donne Primary (good Ofsted rating), Angel Oak Academy (good Ofsted rating), Harris Academy Primary (good Ofsted rating)

Local secondary schools include:

Harris Academy (good Ofsted report), Tuke school (outstanding Ofsted report)

Few London residents can claim to get onto the station platform within minutes of leaving their home yet have such quiet enjoyment when indoors. Once inside the property you don't realise you are in a central hub with so many amenities and conveniences on your doorstep, such as Peckham Rye and Burgess Park. The area includes cycle routes, cinemas and local theatres, schools, several gyms, a sports centre with a swimming pool and an award winning multi level library.

In recent years SE15 has become highly acclaimed for its evolving social atmosphere and vibrancy. Residents can enjoy a vast array of shops, cafes, bars and restaurants.

Here's what some of our local residents told us about the accessibility of the locality:

"We love the hustle and bustle of Rye Lane with Franks, Peckham Levels, The Bussey Building not to mention Copeland Park where there's a different fair or market every weekend as well as iconic local restaurants like Persepolis, Yada's, Franks, Peckham Bazaar, Larry's and Mr. Bao." "You are approximately 5 minutes walk from Bellenden Village extremely popular for its boutique shops, grains stores, pubs, book shops etc. Just beyond is Goose Green and Lordship Lane which offer even more options for great dining, social and recreation."

In addition, you will find a multitude of well-known branded shops (Boots, Primark, Holland and Barratt, Morrisons, Lidl and Currys to name a few) alongside the many independent shops.

Peckham Rye train station is in proximity of the property and offers some of the following travel times:

London Bridge in approximately 14 minutes

Victoria in approximately 15 minutes

St Pancras in approximately 25 minutes

You may also travel to Clapham Junction, Canada Water, Shoreditch, Hoxton, Dalston Junction and Highbury & Islington from this station.

In the opposite direction, Camberwell also has a trendy arts scene. Similarly, to Peckham there is always an exhibition to enjoy or some popular places to eat, drink and socialise. Kings College hospital is also located in Camberwell, a 20 minute walk away or a 5 minute train ride to Denmark Hill.

With so much to offer in the local area and so many features offered by the property, we expect high demand from buyers.