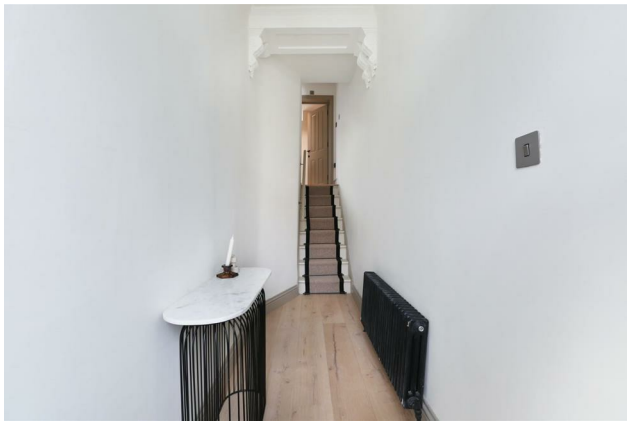
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Property Images







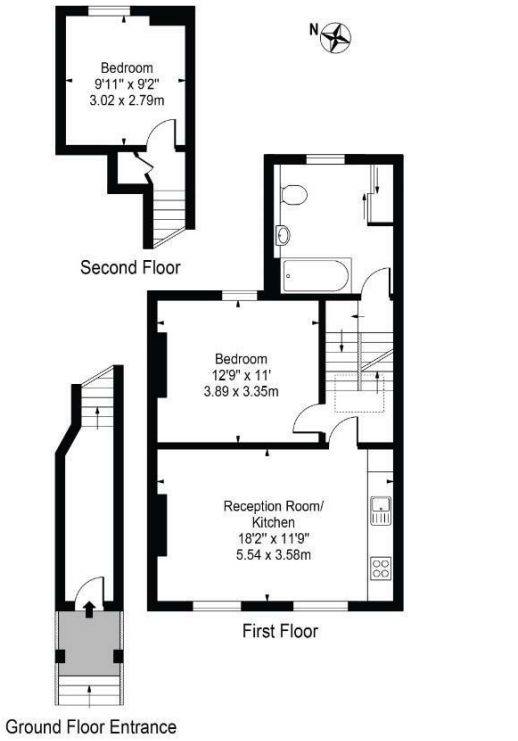


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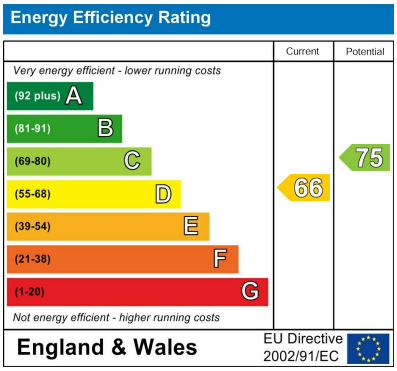
Fenwick Road, SE15 4HW

Approx. Gross Internal Area 696 Sq Ft - 64.66 Sq M



For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com
This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

EPC



Map



Details

Type: Apartment - Conversion Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Share of Freehold

Summary

Share of freehold. A two-bedroom split level apartment within a Period Conversion, the property benefits from its own front door and is set on this popular road close to Peckham Rye. Spanning approximately 696 sqft the property offers a family bathroom on the first floor. The second floor contains an open plan living space / kitchen and two bedrooms benefiting from original period features including a fireplace and large windows offering natural light.

Features

• Guide Price £600,000 to £625,000 • Chain Free • Share of Freehold • Two Bedrooms • Open Plan Living / Kitchen • Split Level Maisonette • Period Conversion • Own front door • In Proximity of Parks and Green Spaces • In Proximity of Transport

EPC D

Share of Freehold

COUNCIL TAX BAND B - Southwark

Guide Price - £600,000 to £625,000

Chain free

A two-bedroom split level maisonette within a Period Conversion, it benefits from its own front door and is set on this popular road close to Peckham Rye. Spanning approximately 696 sqft the property offers a family bathroom on the first floor. The second floor contains an open plan living space / kitchen and two bedrooms benefitting from original period features including a fireplace and large windows offering plenty of natural light. The property has had renovation works take place which include –

A new boiler
Decoration
New Sash Windows

Engineered wood floor
Cast iron effect radiators with TRVs
Custom Italian kitchen with quartz stone worktop and splashback
Vetta boiling water tap
Siemens applicances
Utility space with separate washer and dryer
Mandarin stone tiles in the bathroom with underfloor heating
Aquaroc stone bath and vanity unit

Local primary schools include:

John Donne Primary
Behaviour and attitudes Good
Early years provision Good
Leadership and management Good
Personal development Good
The quality of education Good

Angel Oak Academy
Early years provision Outstanding
Leadership and management Outstanding
Outcomes for pupils Outstanding
Personal development, behaviour and welfare Outstanding
Quality of teaching, learning and assessment Outstanding

Local secondary schools include:

Harris Boys Academy
Behaviour and attitudes Outstanding
Leadership and management Outstanding
Personal development Outstanding
Sixth form provision Outstanding
The quality of education Outstanding

Harris Academy (Peckham)
Behaviour and attitudes Outstanding
Leadership and management Outstanding
Personal development Outstanding
The quality of education Outstanding

All information taken from Locrating and correct as of 4/3/26

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.

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.

Verified Material Information

Council Tax band: B

Tenure: Share Of Freehold

Lease length: 150 Years Remaining

Service charge: £570 pa

Property type: Maisonette

Property construction: Flat roof on the buildings outrigger. Timber-framed windows (these a brand new and double glazed).

Energy Performance rating: D

Number and types of room: 2 bedrooms, 1 bathroom, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Double glazing and Underfloor heating

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Great, Three - Great, EE - Good

Parking: On Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: Yes

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: No

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.