

23b , Fenwick Road, SE15 4HS · 2 bedroom Flat

£585,000



ALPS Estates Ltd trading as Pickwick Estates

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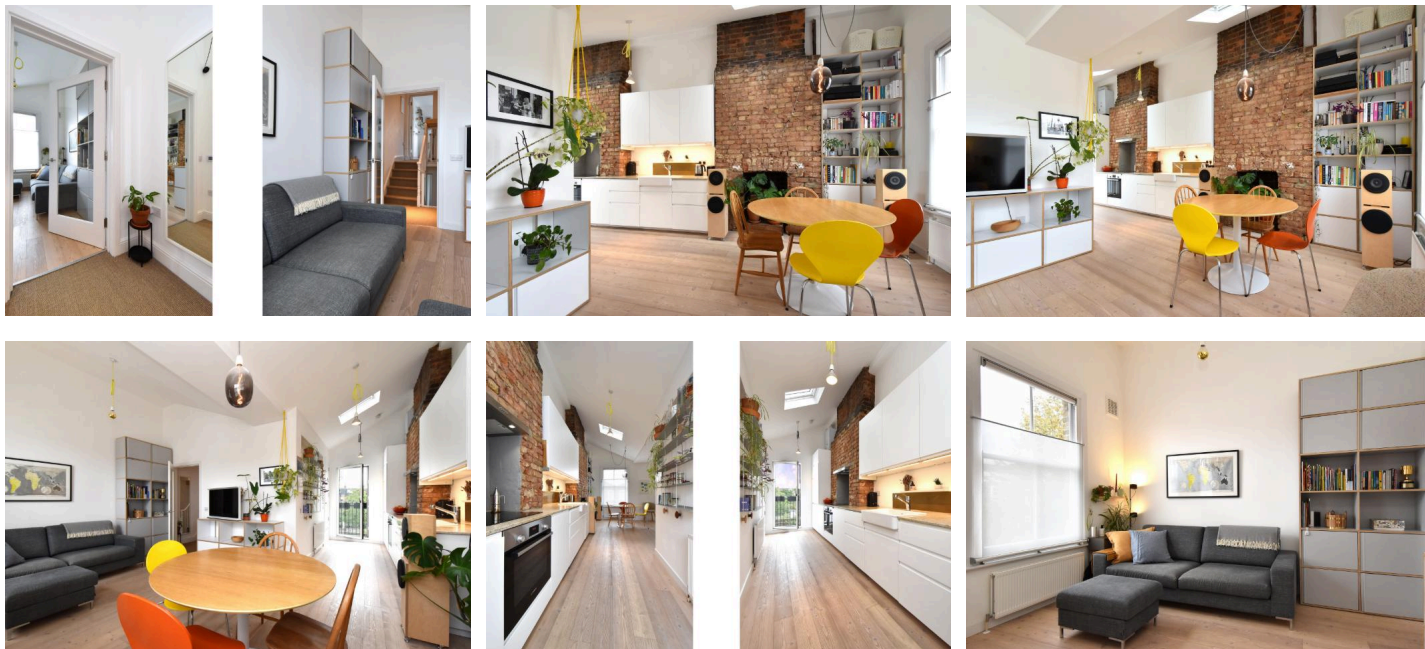
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Property description

Occupying the top two floors of a stunning Victorian conversion is this split-level, two-bedroom, SHARE OF FREEHOLD maisonette that has been completely renovated by the current owners in 2018, boasting a spectacular open plan kitchen living room with unique vaulted ceilings and comes with a nice front garden.

Upon approach, this handsome Victorian house has great kerb appeal with typical exposed bricks and detailed masonry. Set back from the street is a fenced front garden that belongs to this flat and is remarkably private as its boarded by a large hedge with a planter and the fence to the street. A good spot for an evening drink on a warm sunny day.

From the raised ground floor is an impressive entrance porch which is the main door to the maisonette, upon entry is a generous hallway which is handy for off loading coats, shoes and the like.

Upstairs on the raised ground half landing, to the rear of the building, is one of the bedrooms which is a versatile space, currently being used as a home office and a spare room with a sofa bed and wardrobe. It would also work well as a kids bedroom. A large double glazed picture frame window has nice views over rear garden and beyond.

Ascending to the first-floor landing is the main bedroom that is located directly above the other bedroom. It's a similar size room also with Larch engineered wood flooring, another a double-glazed picture frame window offering even better views being



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higher up.

Occupying the whole width at the front of the house is the impressive reception/dining room. The main feature here is the vaulted butterfly ceiling that gives a wonderful feeling of space! Two large sash windows flood the room with natural light and other characterful features include Larch engineered wood flooring and an exposed brick chimney breast that is illuminated by a large skylight above.

The kitchen is open plan to the reception room and runs along the side of the room to the rear of the property. Featuring granite worktops and ample cupboard space, this kitchen is both functional and stylish. Additional unique features include the oven and hob that is cleverly fitted within another exposed brick chimney breast and a separate utility cupboard for the washing machine and drier. The kitchen area is illuminated by natural light from a skylight above and at the far end of the room is a large double-glazed door that leads to a Juliette balcony offering far reaching views.

The luxurious bathroom is located in the middle of the flat. Complete with underfloor heating and contemporary fittings including a bath with shower above, toilet and wash hand basin with vanity unit below. An ingenious high-level window provides borrowed natural light from the adjacent room.

The local area is renowned for its strong community spirit, offering everything you could desire right on your doorstep. Located near the famed Bellenden Road and equidistant to Lordship Lane and Rye Lane, surrounded by a vibrant hub of restaurants, shops, and local businesses, providing a diverse range of options. From beloved classics like Ganapati, The Begging Bowl, and Review Bookstore to newer additions such as The Sourcing Table, Uva, and Bellenden Florist, there is something to suit every taste. The Victoria Inn and The Montpelier contest for the title of the best local pub, while The Village Grocer is the go-to for an exceptional selection of fresh fruits and vegetables.

A short walk away is Rye Lane, a bustling street filled with trendy establishments like Franks, The Bussey Building, and Peckham Plex Cinema. The area also boasts plenty of parks, including Warwick Gardens and Peckham Rye Park and Common, which host festivals throughout the summer.

Peckham Rye station offers convenient access to London Bridge, Victoria, and Elephant & Castle underground stations, as well as the London Overground network, providing direct trains to Canada Water (for the Jubilee line to Canary Wharf) and Shoreditch High Street.

Neighbouring Nunhead features a delightful array of locally-owned establishments. Highlights include the Ivy House pub, London's first community-owned pub, and Skehans, both of which have earned spots in Time Out's list of the top 10 pubs in London. Nunhead Village, a leisurely walk away, boasts a charming selection of independently operated restaurants, pubs, cafes,



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and local gems such as Ayre's bakery, Soper's fishmongers, The Old Nun's Head gastro pub, and Goodcup. The area also offers dining options like the exquisite Kudu Collective and the renowned pizzeria Four Hundred Rabbits.

The green open space of Peckham Rye Park is just a 5-minute walk from the property. With its picturesque gardens, inviting café, serene pond, the park caters to a variety of interests. For young families there is also a selection of highly rated schools nearby such as Bellenden Road primary which is less than 200 meters away.

Property features

- Beautifully renovated, 2 bedroom, split level maisonette in a Victorian conversion
- Spectacular open plan kitchen living room with unique vaulted ceilings
- Front garden area and own front door on the raised ground floor
- SHARE OF FREEHOLD
- Stylish modern kitchen featuring granite worktops, utility cupboard, skylight and juliette balcony
- Luxurious contemporary bathroom with underfloor heating
- Well laid out accommodation of 696 sqft (64.7 sqm)
- Double glazed rear windows
- Close to East Dulwich and Peckham Rye stations (London Bridge and Overground)
- Close to an abundance of amenities, green open spaces and good selection of schools



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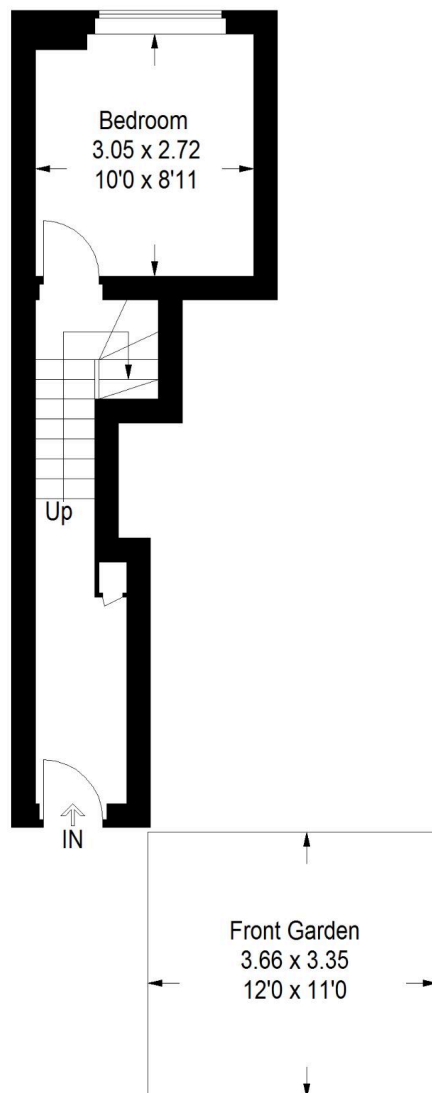
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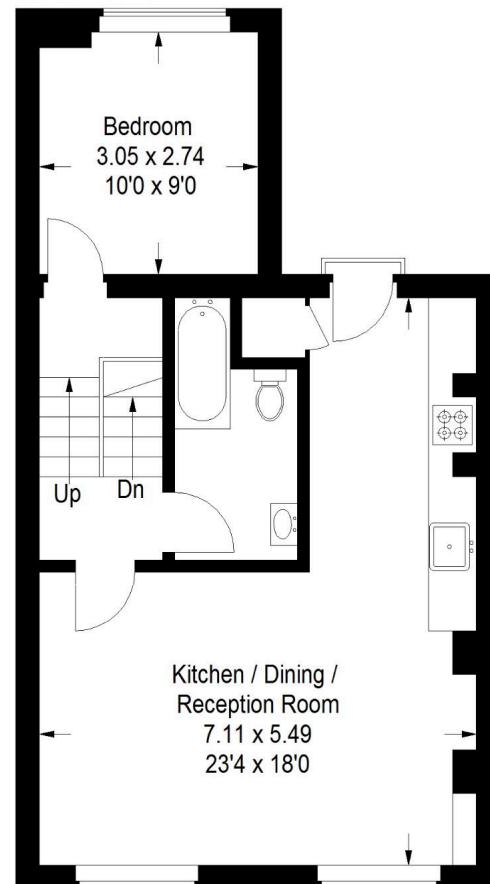


Fenwick Road

Raised Ground Floor



First Floor



Approximate Gross Internal Area
64.7 sq m / 696 sq ft



Illustration for identification purposes only,
measurements are approximate.
Drawn for Pickwick Estates.



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