

Fielding Street, London, SE17

£400,000 Leasehold

This beautifully presented one-bedroom Victorian garden flat on Fielding Street, Walworth, offers a rare opportunity to own a charming and well-maintained home. Boasting a private patio garden, the flat has been thoughtfully updated throughout, including modern improvements to both the kitchen and bathroom. EPC rating C.

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LOCATION

Fielding Street is a quiet tree-lined street with a wealth of Victorian charm, just off Walworth Road. The property falls within the Sutherland Square conservation area. The flat is close to local shops, eateries, supermarkets and the historic East Street Market. Additionally the cafes, restaurant and bars on the ever popular Sayer Street are only a short walk away.

DESCRIPTION

Access the flat via its own private entrance on the lower ground floor of a handsome Victorian terrace. The interior has been tastefully renovated to a high standard, blending modern convenience with period charm.

At the front of the property is a generously sized bedroom featuring a large sash window that floods the space with natural light. Built-in shelving flanks the chimney breast, and there's ample room for a king-size bed and additional furniture.

Further along the hallway is the stylish, fully tiled bathroom. Recently modernised, it features a spacious walk-in rainfall shower, heated towel rail, vanity unit with storage, W.C., and a large frosted window for both light and ventilation.

The bright and airy sitting room overlooks the private rear garden and comfortably accommodates a range of furniture layouts, ideal for relaxing or entertaining.

Adjoining the living area is the raised kitchen, which offers direct access to the garden. It's equipped with an electric fan oven, gas hob, fridge with small freezer, dishwasher, washer/dryer, and sink, along with ample cupboard storage and a compact breakfast bar.

The private courtyard garden is a true highlight - a peaceful, low-maintenance outdoor space with striking hexagonal porcelain tiles and whitewashed walls. It's perfect for reading, dining al fresco, or hosting a summer barbecue.

Additional perks include a secure private storage area just outside the front entrance, ideal for storing bikes, luggage, or outdoor gear.

SERVICE CHARGE, GROUND RENT, COUNCIL TAX

Service Charge - £285 per annum (building insurance only)
Ground Rent - £250 per annum
Council Tax Band - B

PARKING

On street permit parking available.

UTILITIES

Electricity – mains connected
Gas – mains connected
Water – mains connected
Heating – gas central heating
Sewerage – mains connected
Broadband - Ultrafast Broadband

LOCAL AUTHORITY

Southwark Council

TENURE

Leasehold - 125 years from and including 29 September 2015

DIRECTIONS

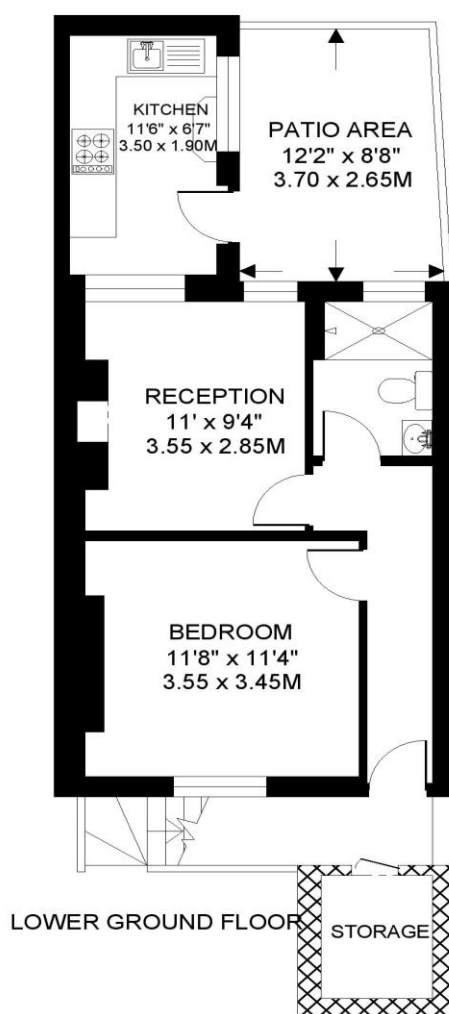
The flat is located just 0.6 miles from Elephant & Castle Underground Station (Bakerloo & Northern Line) and National Rail overground services. Kennington Underground Station (Northern Line – both branches) is located 0.5 miles away. There are many frequent bus services on Walworth Road, which provide very quick and easy access to the City, the West End and beyond.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



FIELDING STREET SE17
1 BEDROOM FLAT

Approximate gross floor area
421 SQ.FT / 39.1 SQ.M.
Plus storage 28 sq.ft. / 2.6 sq.m.



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Floorplan produced for Winkworth by Floorplanners 07801 228850

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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