



## Phelp Street, London, SE17

£1,100,000 Freehold

A beautiful four bedroom terraced house converted from two, two bedroom houses with a beautiful garden bursting with wildlife on a nestled away road, just a stone's throw from Burgess Park, Camberwell and Walworth Road. EPC Rating D.

## LOCATION

Phelp Street is nestled between Camberwell Road and Albany Road, and exudes an aura of tranquillity, making it an idyllic haven for those seeking a peaceful abode. A stone's throw away is the historic Walworth Road famous for the East Street market along with its long high street with a multitude of clothing stores, supermarkets and much more.

## DESCRIPTION

The house is arranged with a kitchen, utility room, two reception rooms, bathrooms, and an attic.

The kitchen has an abundance of storage, a gas cooker, space for a fridge, a freezer, a dishwasher and an oven along with plenty of worktop surfaces.

The two reception rooms are of a good size and have large windows that stretch across the rear of the house with a dividing wall where it was split into two houses in the middle. The spaces are big enough for two good-sized sofas and a dining table

The utility is a great size, with a larder, washing machine and plenty of counter space.

Upstairs you have 4 double bedrooms of a similar size and two bathrooms with cast iron bath, overhead shower, sink basins and toilets.

Access to the loft can be found from a small circular hole as well as a pull down ladder from the bathroom. In the loft there is plenty of space for storage.

Lastly, the garden is large and well-covered as well as a total suntrap and a tranquil place to sit and relax.

Council Tax Band C.

## LOCAL AUTHORITY

Southwark Council, London

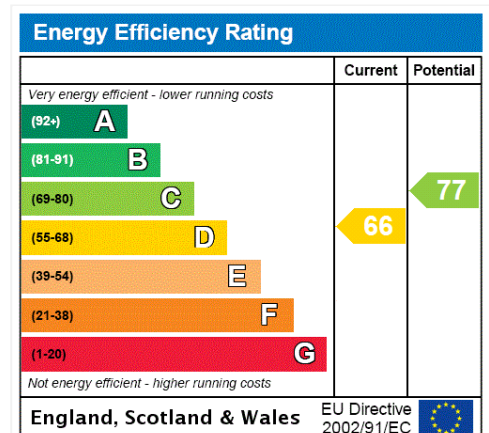
## TENURE

Freehold

## DIRECTIONS

Camberwell new road where you can catch a multitude of buses that head into London is approximately 0.2 miles away.

Kennington Station is approximately 0.9 miles away. Within walking distance to Elephant and Castle.

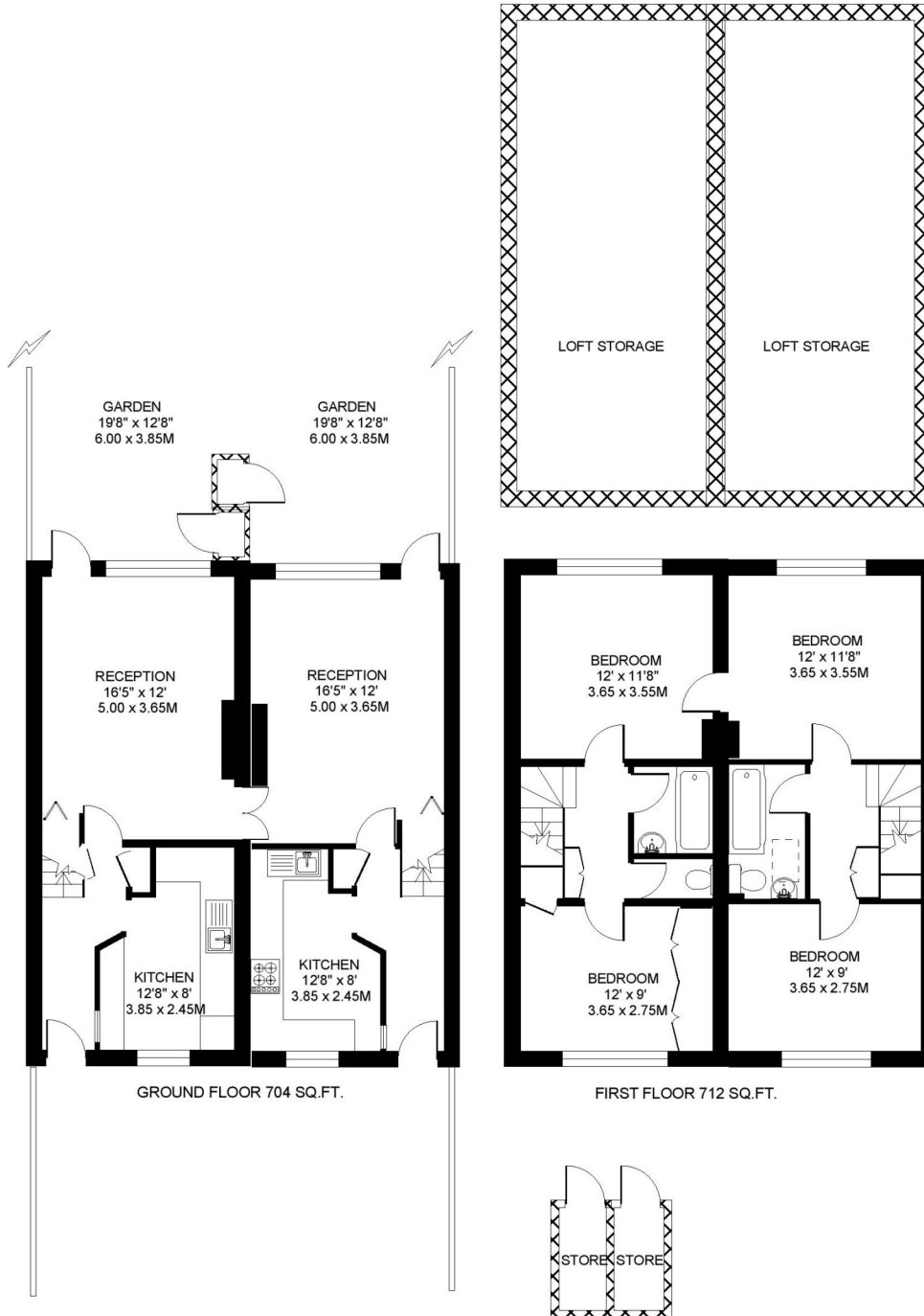






PHELP STREET. SE17  
4 BEDROOM HOUSE

Approximate gross floor area  
1416 SQ.FT / 131.6 SQ.M.  
Plus storage areas 762 SQ.FT. / 70.8 SQ.M



*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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