



## Phelp Street, London, SE17

£550,000 Freehold

A beautifully tranquil 2 bedroom terraced house with a beautiful garden on a peaceful road off of Camberwell Road and Walworth Road and just a short walk from Burgess Park. 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

Approaching the house, you'll be greeted by a delightful front garden. As you step inside, you'll find a welcoming hallway with convenient coat hooks and a staircase that leads to the bedrooms.

On your right of the hallway, there is a spacious kitchen equipped with ample storage, including the original larder. The kitchen will also have a new cooker installed before completion.

Continuing through the house, you'll come across a reception room – a comfortable space adorned with large windows that provide a lovely view of the garden which is bursting with wildlife. Additionally, this room offers under-stair storage for your convenience.

Moving upstairs, you'll discover two double bedrooms of almost identical size, located at opposite ends of the house.

In the center, there is a bathroom with a cast iron bath and sink, as well as a separate water closet. If you venture further, you will find a large attic in the roof, which serves as an excellent storage space.

Opposite the house you can find a storage unit, big enough for bikes and tools.

Council Tax Rating C.

## LOCAL AUTHORITY

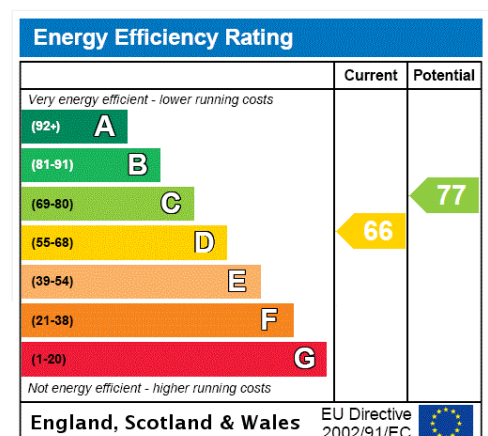
Southwark Council, London

## TENURE

Freehold

## DIRECTIONS

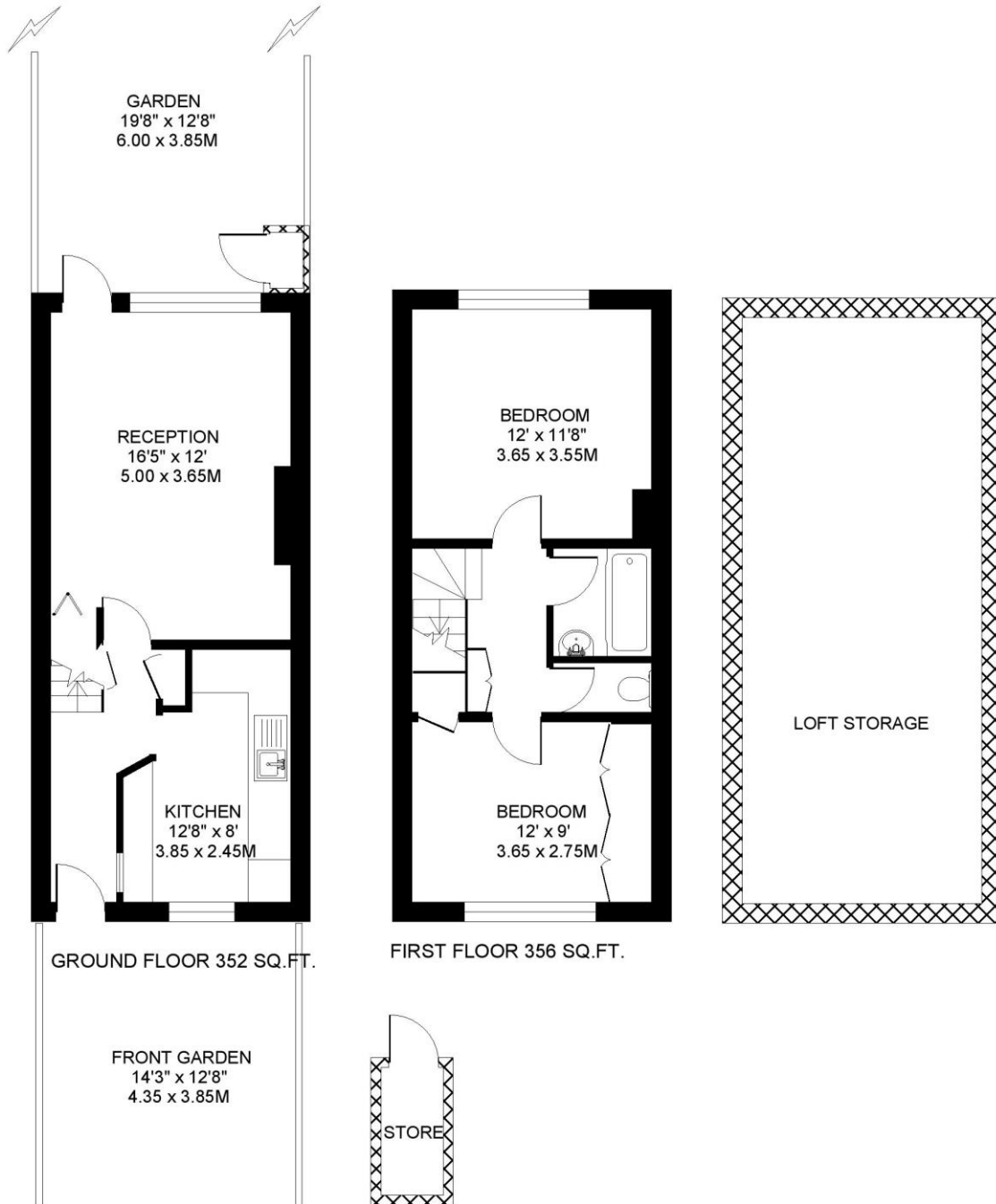
Camberwell Road and Walworth Road where you can catch a multitude of buses that head into London is approximately 0.2 miles away. Kennington Underground Station is approximately 0.9 miles away. Within walking distance to Elephant and Castle.





**PHELP STREET. SE17  
2 BEDROOM HOUSE**

Approximate gross floor area  
**708 SQ.FT / 65.8 SQ.M.**  
Plus storage areas 381 SQ.FT. / 35.4 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.*

Copyright: These plans should not be reproduced by any other person, without permission.  
Floorplan produced for Winkworth by Floorplanners 07801 228850

**Kennington | 020 7587 0600 | [kennington@winkworth.co.uk](mailto:kennington@winkworth.co.uk)**