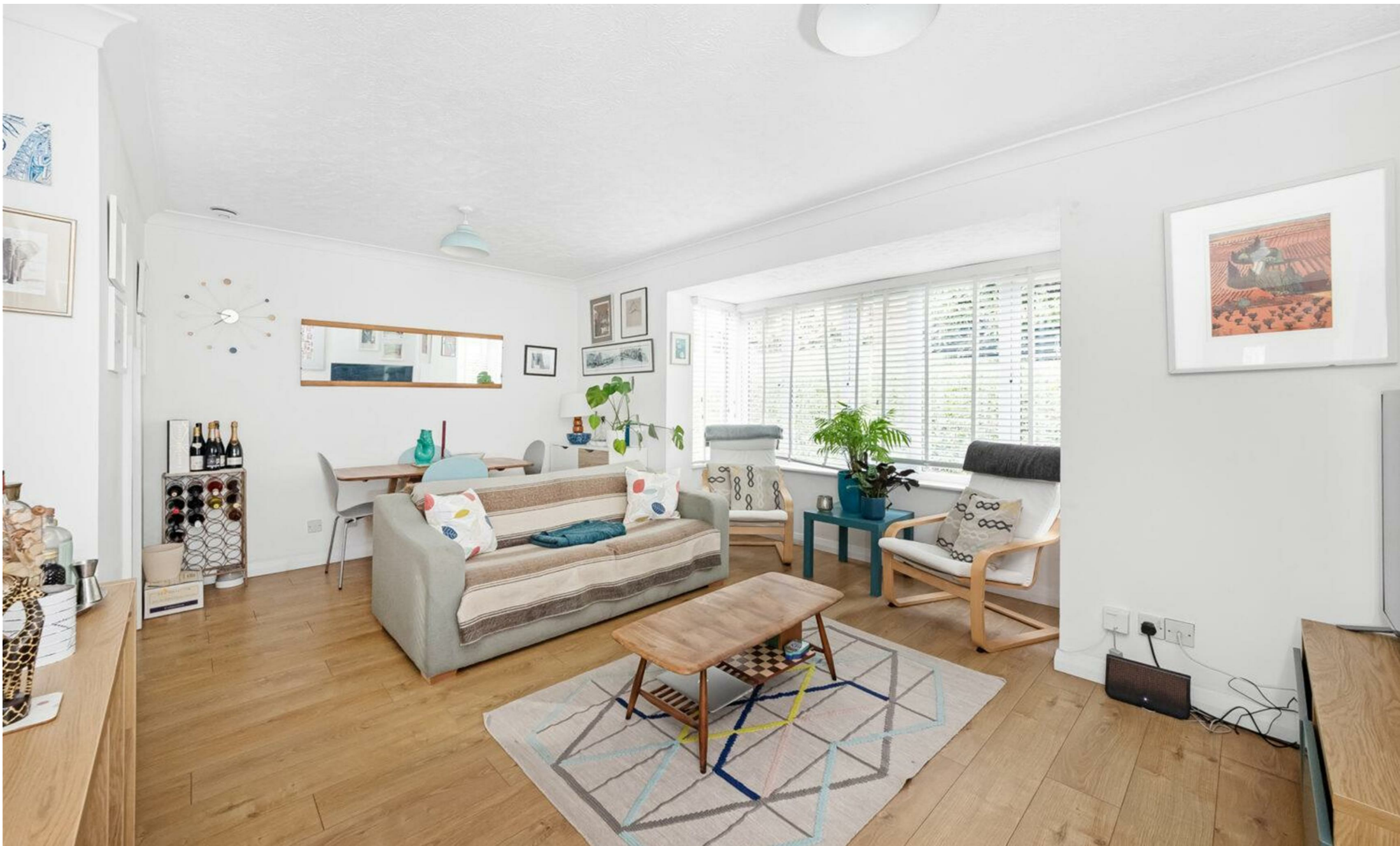




Linwood Close, SE5 | Offers In Excess Of £425,000

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In General

- Two bright, double bedrooms
- Split level across ground floor/first floor
- Chain Free
- Two parking spaces
- Surrounding Communal Gardens
- Private entrance with own front door
- 0.5 miles to Peckham Rye Station
- Bellenden Village/Grove Park conservation area nearby
- Share of freehold

In Detail

Spacious and beautifully bright two double bedroom split-level apartment ideally positioned between Peckham Rye and Camberwell.

Spread across two levels, measuring almost 700 sq ft of well-appointed internal space, this attractive purpose-built home features an impressive 17' x 14' bay-fronted reception room flowing seamlessly into a modern fitted kitchen - ideal for both entertaining and everyday living.

Upstairs, the property further benefits from two generous double bedrooms, including a superb 14-ft principal bedroom, alongside a modern family bathroom. There are also two private parking spaces.

Nestled within a green and leafy development, the property further benefits from beautifully maintained communal gardens.

Linwood Close is a peaceful cul-de-sac offering excellent connectivity into Central London via Peckham Rye railway station (0.5 miles) and Denmark Hill railway station (0.7 miles), with convenient bus and cycle routes through neighbouring East Dulwich, Herne Hill and Dulwich Village.

The area is renowned for its vibrant community atmosphere, with an excellent selection of independent shops, cafés, bars, restaurants and galleries nearby on Bellenden Road, North Cross Road and Lordship Lane, as well as access to popular parks, green spaces and highly regarded local schools.

The property is offered with a share of freehold, with the service charge including building insurance, contribution to the emergency/reserve fund, and a range of communal services such as window cleaning, gardening and cleaning/maintenance of the shared areas - offering excellent value and peace of mind.

EPC: D | Council tax band: C | Lease: 979 years remaining | GR: £0 | SC: approx. £215 per month | BI: incl. in SC

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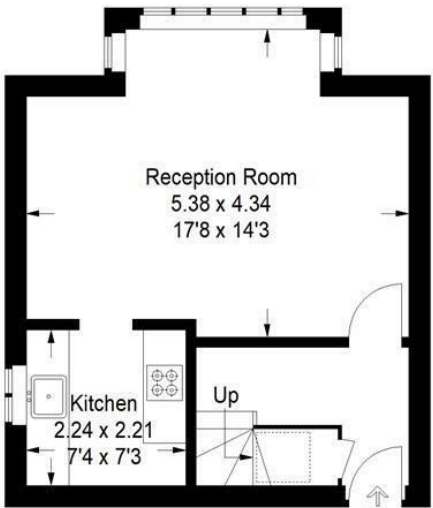
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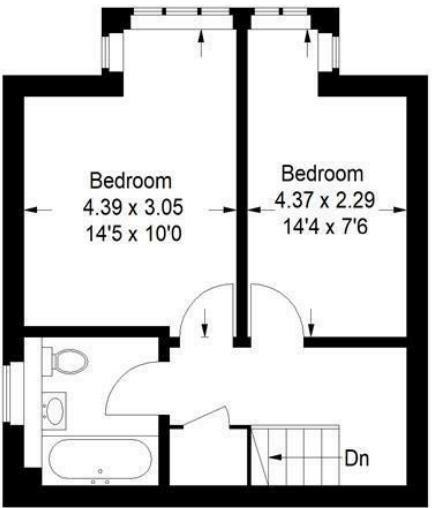
Floorplan

Linwood Close, SE5

Approximate Gross Internal Area
64.9 sq m / 699 sq ft



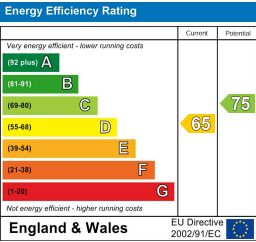
Ground Floor



First Floor

= Reduced headroom below 1.5 m / 5'0

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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