

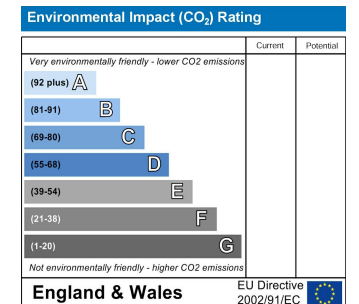
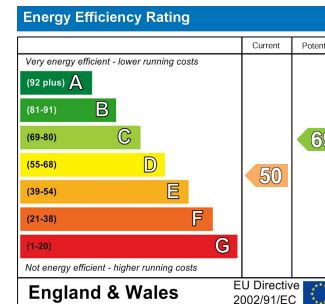


HUNTERS®
HERE TO GET *you* THERE

Linwood Close, London, SE5 | Guide Price £325,000 to £350,000
Call us today on 020 7708 2002



- One Bedroom
- Bright and Spacious
 - Parking Space
 - Private Entrance
- 1km to Denmark Hill Station
- 0.8km to Peckham Rye Station



Guide Price: £325,000 - £350,000

One Bedroomed Apartment located on the ground floor in private grounds, with a parking space adjacent to the property - close to transport links.Chain Free

Walking through the entrance hall you'll find a spacious living area bathed in natural light from the large box bay windows, with new laminate flooring that you'll also find in the kitchen and hallways. It offers plenty of space for relaxing or entertaining guests. Conveniently located through an archway is a functional kitchen area with a modern integrated oven and hob. The kitchen has white wall and base units with neutral stylish worktops with space and plumbing for white goods, which are also included. Off the hallway you will find a good-sized bedroom with neutral décor, new carpeting and space for a double bed and furniture. You'll also find a smart bathroom, which was recently updated with a new toilet, sink, bath, shower, radiator, tiling and flooring. The apartment also benefits from additional storage - in the hallway between the lounge and bedroom are two large inbuilt storage cupboards, one houses the water boiler and both offer storage. The property has also been redecorated throughout and has a private parking space adjacent to the entrance.

Close to the conservation area of Camberwell Grove and Holly Grove, Linwood Close is not far from both Denmark Hill (0.7 mile walk) and Peckham Rye train stations (0.5 mile walk), for connections into London Bridge, Kings Cross St Pancras and a commute to Victoria of just ten minutes. Overground services from Denmark Hill station will whisk you to hotspots like Clapham, Shoreditch and Highbury & Islington. Just down the road is the Bellenden Road restaurant scene that has been credited as part of the transformation of Peckham into a buzzing, arty hotspot. The funky, independent shops, bars, restaurants and green spaces of East Dulwich and Camberwell are all in proximity.

Tenure: Share of Freehold

Council Tax band: B

Authority: London Borough of Southwark

Lease length: 61 years remaining (extending to 999 years before completion)

Ground rent: Not payable

Service charge: £2,170 PA which includes a reserve fund

Construction: Standard construction

Property type: Ground floor Flat

Number of floors: 3, property on ground floor.

Has lift: No

Over commercial premises: No

Parking: Allocated, Off Street, Private

Controlled parking zone: Yes

Electricity: Connected to mains electricity

Water and drainage: Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: Connected to mains sewerage

Heating: Room heaters only

Heating features: Double glazing

Building safety issues No

Restrictions:

Title TGL100769 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - The covenants implied under Part I of the Law of Property (Miscellaneous Provisions) Act 1994 in the disposition to the proprietor are modified.

Rights and easements:

Title TGL100769 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

Public right of way through and/or across your house, buildings or land: No

Flood risk: No

River and sea flooding risk: Very low; Surface water flooding risk: Very low;

Reservoir flooding risk: Not at risk; Groundwater flooding risk: Unlikely

History of flooding: No history of flooding has been reported.

Coastal erosion risk: No

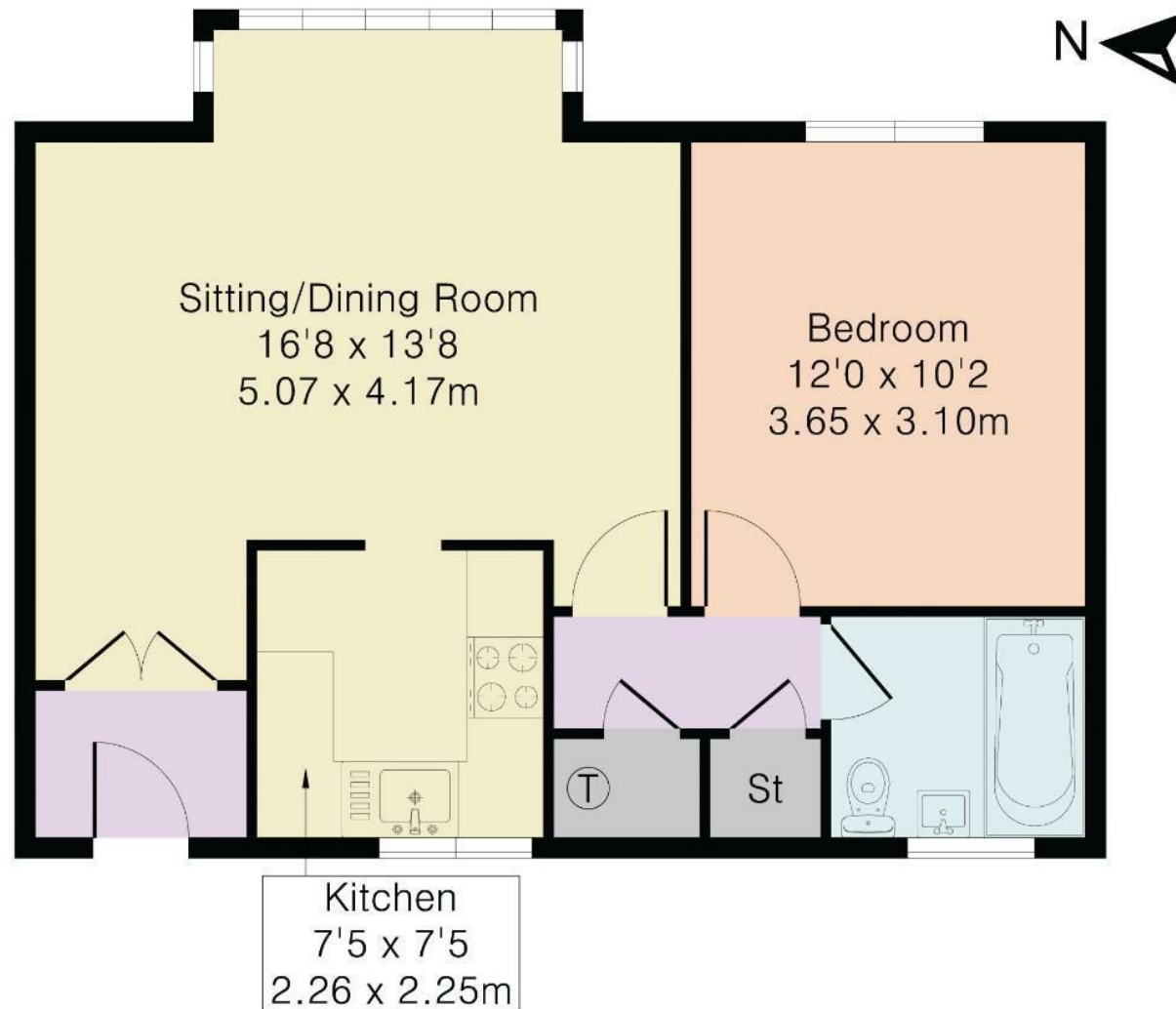
Planning and development: No

Listing and conservation: No

Accessibility: None

Coalfield or mining: No coal mining risk identified

Approximate Gross Internal Area 512 sq ft - 48 sq m



Ground Floor

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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