



18b Lyndhurst Way

, London, SE15 5AT

£1,900 Per month





# 18b Lyndhurst Way



## Description

A spacious two bed, two bath flat. This first floor Victorian conversion is situated a short walk from Peckham Rye station(zone 2) and the brilliant local bus routes.

The flat itself comprises of a communal hall shared with the downstairs flat. At the front of the building is the reception and separate kitchen. The reception benefits from a large bay window and a period fireplace. There are two double bedrooms (one of which has a smart en suite shower room).The main bathroom has a new white suite.

Peckham has a plethora of independent shops,restaurants and cafes and Lyndhurst Way is in a great position to take advantage of all these excellent venues.

Close by Bellenden Road and Choumert Road boast an assortment of Independent outlets including The General Store, The Begging Bowl, Flock and Herd, Petitou and the Montpelier to name a few.

This area is also spoilt for choice when it comes to outside space with Warwick Gardens being close by and larger parks such as Peckham Rye, Burgess, Brockwell, Dulwich and Greenwich all not far away.

This flat is available immediately..

- Victorian Conversion
- Spacious living space
- Two bathrooms
- Great location
- Two double bedrooms
- Original features
- Excellent transport links
- Available immediately







# Floor Plan

## Lyndhurst Way, SE15

Approximate Gross Internal Area  
 Ground Floor = 2.2 sq m / 24 sq ft  
 First Floor = 72.6 sq m / 781 sq ft  
 Total = 74.8 sq m / 805 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID627939)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		70	77
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		66	73
	EU Directive 2002/91/EC		

## Viewing

Please contact our Head Office Office on 03333444385 if you wish to arrange a viewing appointment for this property or require further information.

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