



Linwood Close, SE5
£2,250 pcm

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In general

- Two double bedrooms
- Split-level
- Allocated off-street parking (x2)
- Excellent condition throughout
- Part-furnished

In detail

Stunning, spacious and beautifully bright two double bedroom purpose-built apartment between Peckham Rye and Camberwell.

Boasting almost 700 Sq Ft of internal space, the split-level apartment enjoys a fantastic 17x14 bay-fronted reception room with an attached modern kitchen. There are two comfortable double bedrooms – including a 14-ft principal room as well as a family bathroom.

Linwood Close is an attractive cul-de-sac which offers enviable access into The City and West End from Peckham Rye station (0.5 miles) and Denmark Hill station (0.7 miles) as well as bus/cycle routes through the neighbouring East Dulwich, Herne Hill and Dulwich Village.

There are a choice of independent shops, bars, restaurants and art galleries nearby on Bellenden Road, North Cross Road and Lordship Lane as well as parks, green spaces and excellent schools.

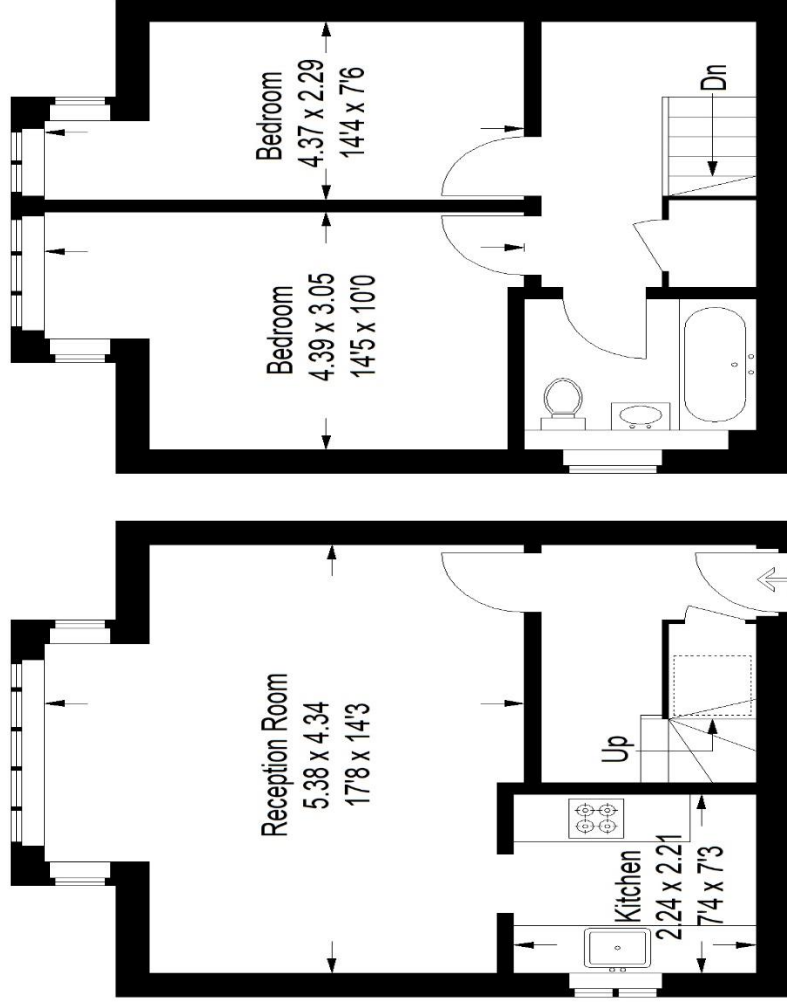
EPC: D | Council Tax Band: C | Part-furnished | Available early May | Holding Deposit: £519.23 | Security Deposit: £2,596.15



Floorplan

Linwood Close, SE5

Approximate Gross Internal Area
64.9 sq m / 699 sq ft



First Floor

Ground Floor

= Reduced headroom below 1.5 m / 5'0"

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 65 D | 75 C |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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