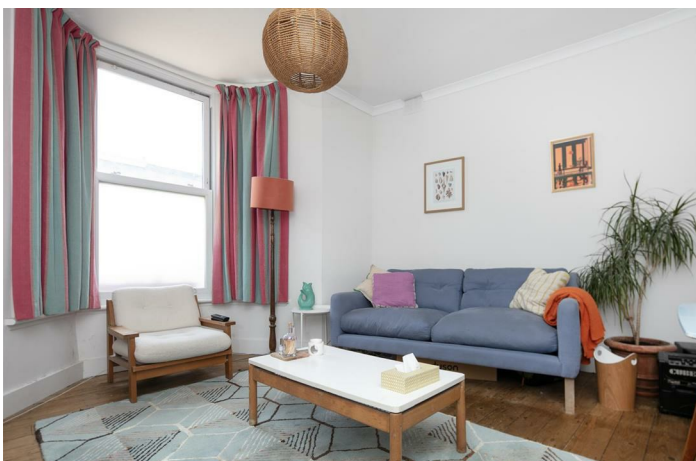


LINDEN GROVE, NUNHEAD, SE15
LEASEHOLD
GUIDE PRICE £400,000 - £425,000



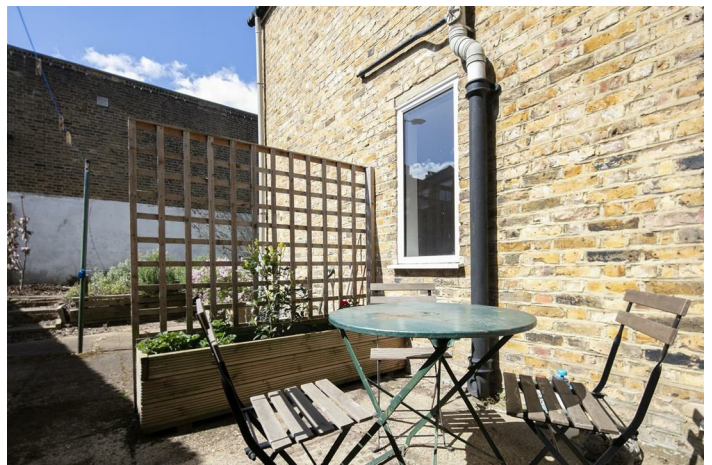
SPEC

Bedrooms : 1
Receptions : 1
Bathrooms : 1

Lease Length : 109 years remaining
Service Charge : £700 per annum
Ground Rent : £50 per annum

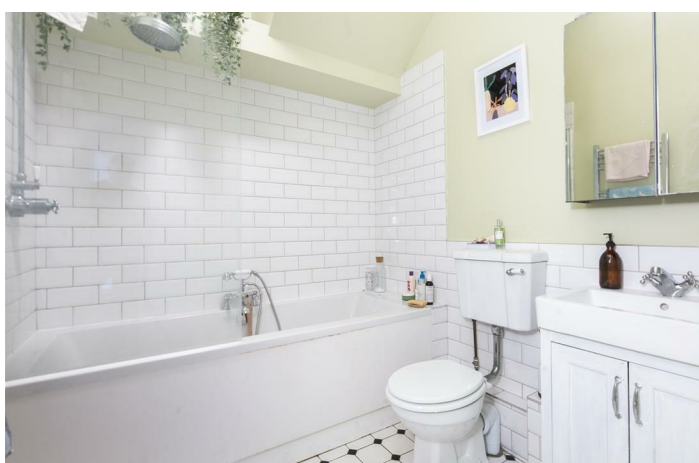
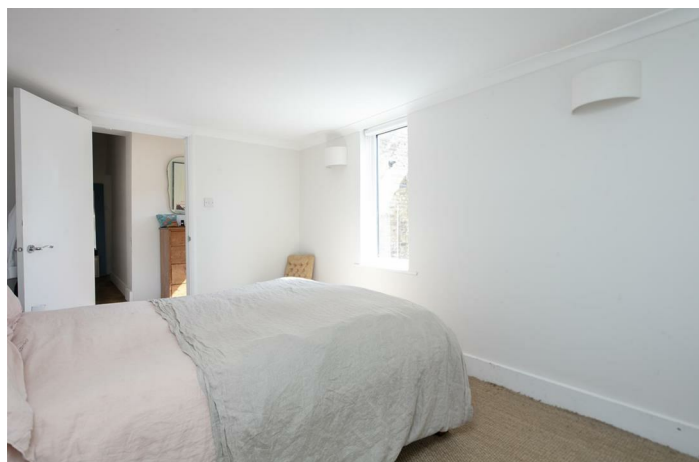
FEATURES

Generous Proportions
Large Shared Garden
Separate Kitchen and Living Area
Dual Aspect Double Bedroom
Leasehold



LINDEN GROVE SE15

LEASEHOLD



LINDEN GROVE SE15

LEASEHOLD



Huge One Bedroom Period Conversion With Shared Garden.

GUIDE PRICE: £400,000 TO £425,000.

Enjoying an end of terrace position on a popular, well connected street, this larger than average one bedder has many advantages. The accommodation sprawls generously on the ground floor of a handsome period building and comprises a bright comfortable reception, separate modern kitchen, bathroom and a lovely dual aspect bedroom. There is direct access to a sunny shared garden which itself has direct side access. You're within a ramble of family-friendly Nunhead and its burgeoning culinary scene. Peckham Rye Common is a stone's throw away for some expansive leafy r&r or early morning runs. Peckham Rye Station is a 10 minute walk or easy 4 minute bus journey. It boasts swift, regular services to London Bridge and Victoria, and the London Overground tube line, which offers direct access to Shoreditch, Islington, Clapham Junction and beyond. Nunhead station is a ten minute morning stroll for trains to Victoria, Blackfriars, City Thames Link and St Pancras.

The building is set back from the street behind a long shared front garden. A well maintained communal hall leads to the flat's entrance where you enter directly into a lovely front facing reception. A wide bay window supplies plenty of light and there's ample space for lounging and formal dining. To the rear of this you find a well appointed bathroom with modern suite. Next to this sits the kitchen which has contemporary cabinets and counters and a bright rear aspect. There are two separate recessed storage points off the hall - great to any amount of whatnot. The super generous double bedroom boasts a peaceful dual aspect over the garden which is accessed off the hall.

Nunhead boasts some lovely eateries. The Old Nun's Head does a lovely craft pint and more tasty fair. They have regular events and themed evenings too. A book shop, butcher and fishmonger will save you the bother of leaving the locale too. The glorious and well kept secret that is Peckham Rye Park is just a stone's throw away. Games fields, an ornamental garden, arboretum, bowling green, duckpond and outdoor gym will appeal to all tastes. Carry on through the park and further afield you'll find the delightfully eccentric Horniman Museum, and Britain's oldest public gallery, Dulwich Picture Gallery. For fabulous views across the whole of London head to the top of One Tree Hill. Nunhead Cemetery is even closer for some wonderfully peaceful and historical walks.

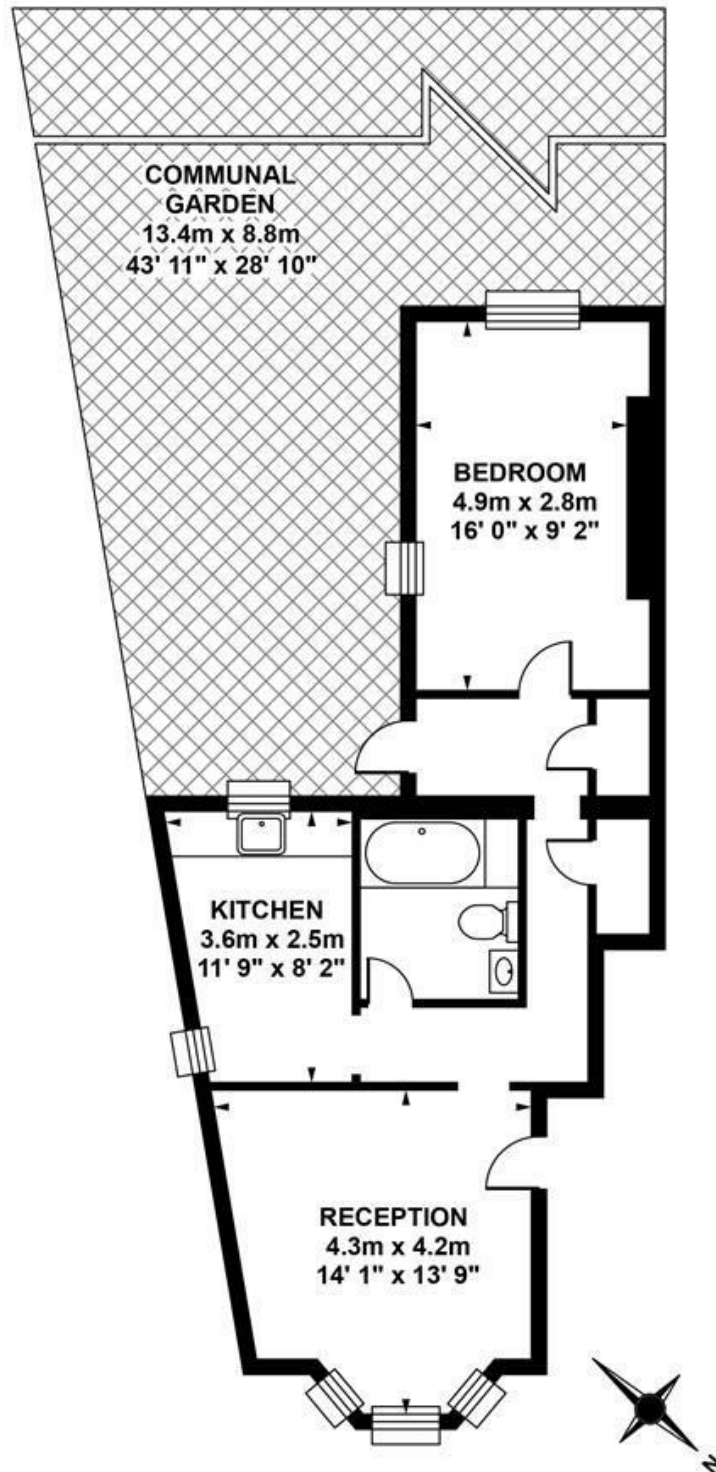
Tenure: Leasehold

Lease Length: 109 years remaining

Council Tax Band: B

LINDEN GROVE SE15

LEASEHOLD

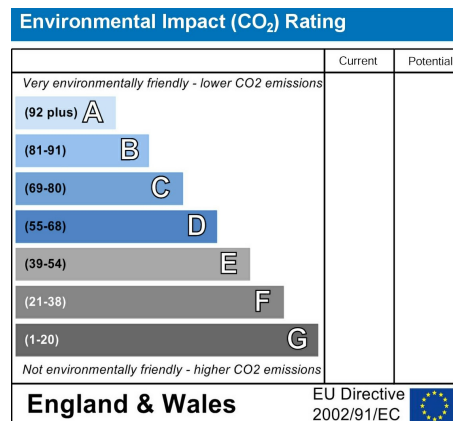
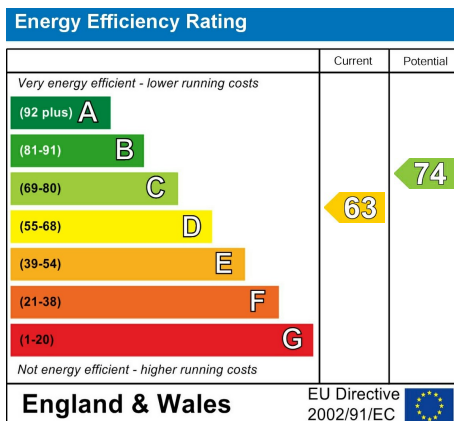


GROUND FLOOR

Approximate. internal area :
56.38 sqm / 607 sq ft

LINDEN GROVE SE15

LEASEHOLD



All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.

