



## Lynbrook Grove, SE15 £875,000

A beautifully refurbished four bedroom terraced home set within a quiet cul-de-sac in SE15. This exceptional property combines modern design with smart technology, featuring solar panels, a cinema room, a private terrace and exquisite attention to detail throughout. Sold chain free.

Lynbrook Grove is a peaceful residential street within easy reach of Nunhead, Peckham Rye and Queens Road Peckham Stations, offering fast links into London Bridge and the City. The area is undergoing significant regeneration, with new residential developments emerging nearby and a new Tube station planned for Burgess Park, enhancing future connectivity and

### Features

Four Bedroom Terraced House  
Cul De Sac  
Private Terrace Garden  
Cinema Room  
Solar Panel  
Private Garage Parking



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The ground floor has been extensively improved, offering underfloor heating, smart lighting and a bright open plan layout ideal for entertaining. The contemporary kitchen is complemented by a spacious reception area and now benefits from a newly installed Viessmann boiler, while the adjoining garage and utility room provide space for a medium small car or can be used as an excellent storage place or converted into additional living space,

Upstairs, the property features three well-proportioned bedrooms over two levels, a brand new family bathroom and an en-suite to the principal bedroom featuring 2 built-in wardrobes providing excellent storage . An impressive cinema room with blackout curtains and bar area featuring a wine fridge and storage for wine bottles also has direct access to a private terrace and a bright office space, creating a perfect home theatre or workspace or could be used as the fourth bedroom if needed. The loft offers further potential for extension, as neighbouring properties have demonstrated.



# Lynbrook Grove, London, SE15



Total area (approx.): 169 sq. m (1,819.1 sq. ft)

(Including Garage / Excluding Void)

Terrace: 28.6 sq. m (307.8 sq. ft)