



Email: info@no-flies.co.uk

www.no-flies.co.uk

Contact us on 020 7737 8047

Linwood Close, London, SE5

£435,000

Share of freehold

Chain Free-A very spacious, 762 sq.ft two double bedroom apartment in an enviable location.



Two double bedrooms

Spacious reception

No onward chain

Local Transport

Peckham Rye

Approx. 800 metres away
Destinations: **London Bridge, London Victoria, Kings Cross, St Pancras, Clapham Junction and Canada Water** (for connection to Canary Wharf).

Denmark Hill

Approx. 800 metres away
Destinations: **Blackfriars, Victoria, Kings Cross, Clapham Junction and Canada Water.**

This extremely spacious (762 sq ft) two bedroom apartment is currently tenanted but is being sold with vacant possession and chain free. It is to be found on the second (top) floor of a small block within Linwood Close. Linwood Close is a contemporary and well maintained development built in the 1980s just off Grove Park, a tree lined road of mostly large period properties and one of the most sought after roads in the area. The freehold includes the private Linwood Close woodlands to which residents have access.

This lovely apartment has an enviable location. It is within a 5 minute walk of the fashionable Bellenden Road area of Peckham with its range of restaurants, bars and independent shops. The centre of Camberwell is also less than a 10 minute walk from the apartment.

Peckham Rye railway station is some 800 metres from the property. Denmark Hill is a similar distance in the opposite direction. At both stations you will find direct services into Victoria (c.13 mins), Blackfriars (c.14 mins), City Thameslink (c.16 mins) and King's Cross/St.Pancras (c.24 mins) as well as London Overground services providing connections to the Jubilee line tube services to Canary Wharf and the Elizabeth line at Whitechapel. Peckham Rye also has direct services to London Bridge (10 mins).

You approach the building through the prettily landscaped communal gardens and enter via entryphone. From the ground floor lobby you take the stairs to the second floor where you will find the door to the apartment.

Upon entering the apartment you find yourself in the bright hallway, which has a wide bay window and also benefits from two storage cupboards (one of which houses the central heating system and tank). To your left from the hallway are the bedrooms and bathroom. The bedrooms are both comfortable double rooms and are roughly equally sized, making this the perfect choice for sharers or somebody who wishes to have a flatmate. Both bedrooms have windows looking down onto the communal gardens of the development. Adjacent to the second bedroom is the bathroom, which is fitted with a white three piece suite comprising low level WC, handbasin and bath with over bath shower.

Returning to the hallway, you proceed to the other side of the apartment and the living area. Here you will find a very spacious reception room, which is easily large enough to zone into seating/dining/working areas and has a very wide bay window looking down into the centre of the development. An arched doorway leads from the living room into the kitchen. This is fitted with a range of cream panelled units and has an integrated oven, hob, fridge and freezer with space for a freestanding washing machine.

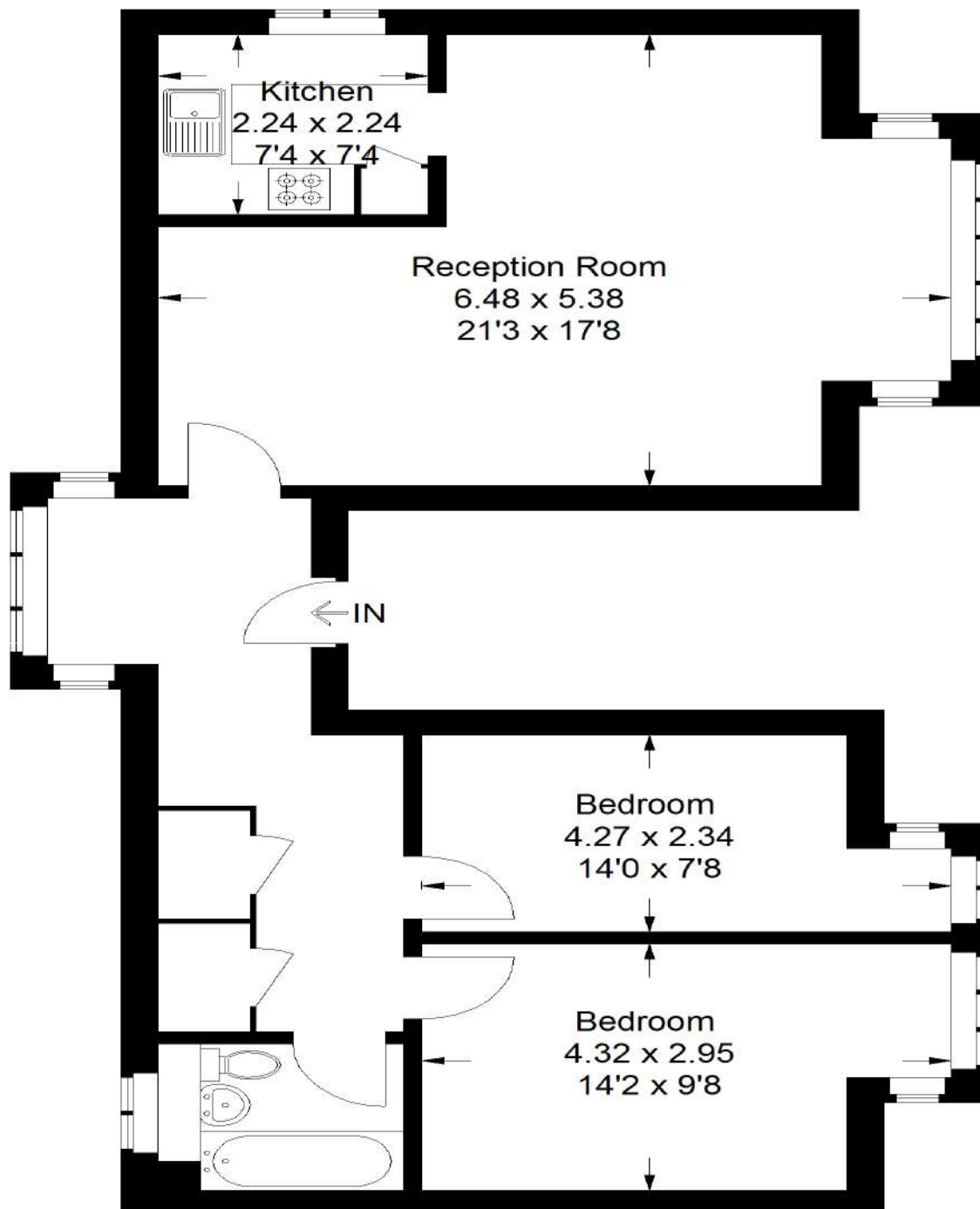


Externally, the apartment has an allocated parking space and use of the pretty, well maintained communal gardens and the Linwood Close woodlands. The development also has secure bicycle hangars.

This is a lovely spacious apartment in an enviable location. It comes with a share of the freehold of the development and it is being sold chain free. Your early viewing is recommended.

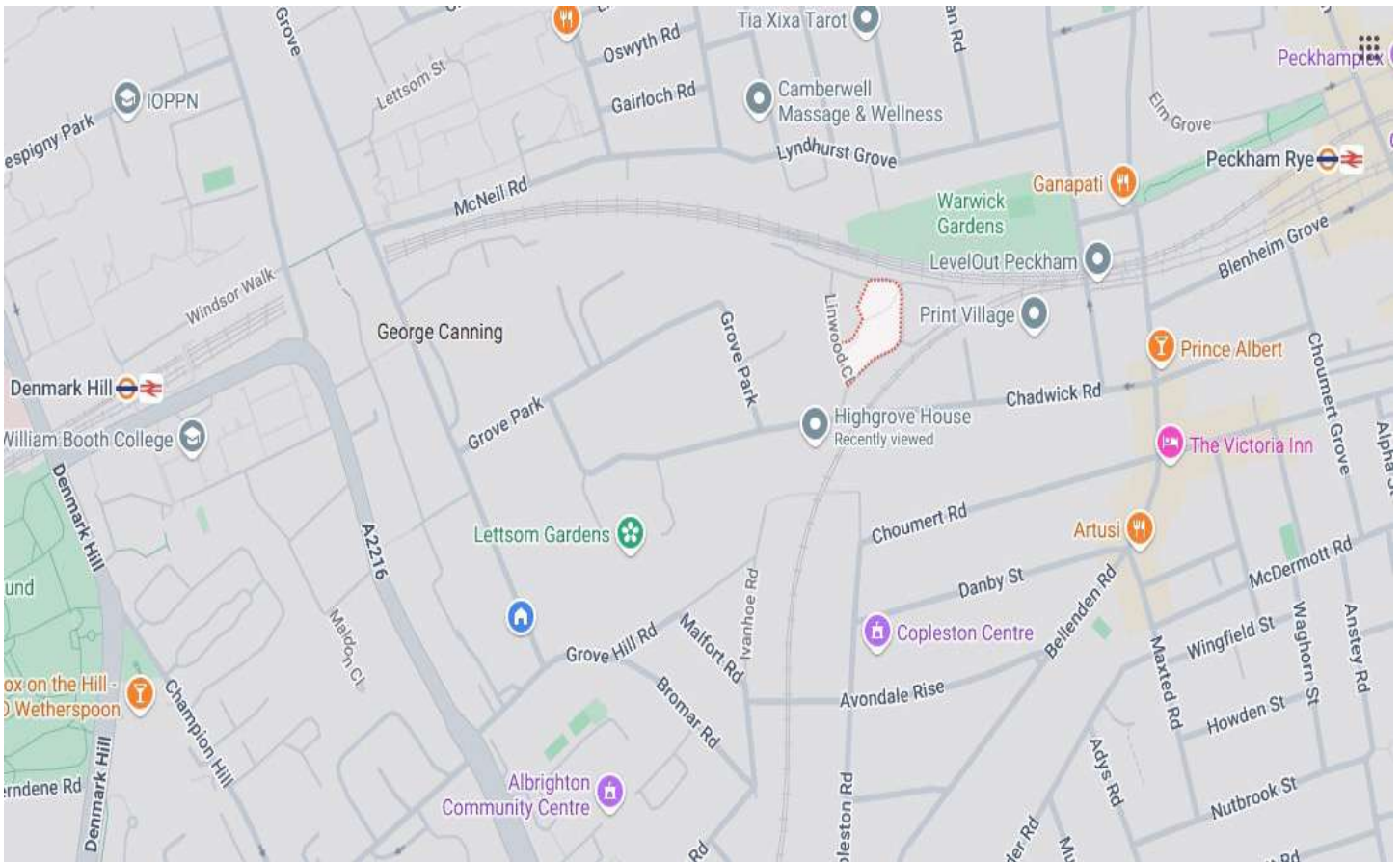
Linwood Close, SE5

Approximate Gross Internal Area
70.8 sq m / 762 sq ft



Second Floor

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. (ID:1192259)



EPC TO FOLLOW

To arrange a viewing of this property please call us on 020 7737 8047
or visit www.no-flies.co.uk for further details.

Viewing strictly by appointment only with No-Flies.