

LINWOOD CLOSE, CAMBERWELL, SE5
SHARE OF FREEHOLD
GUIDE PRICE £400,000 - £425,000



SPEC

Bedrooms : 1
Receptions : 1
Bathrooms : 1

Lease Length : 981 years remaining
Service Charge : £2000 per annum
Ground Rent : n/a

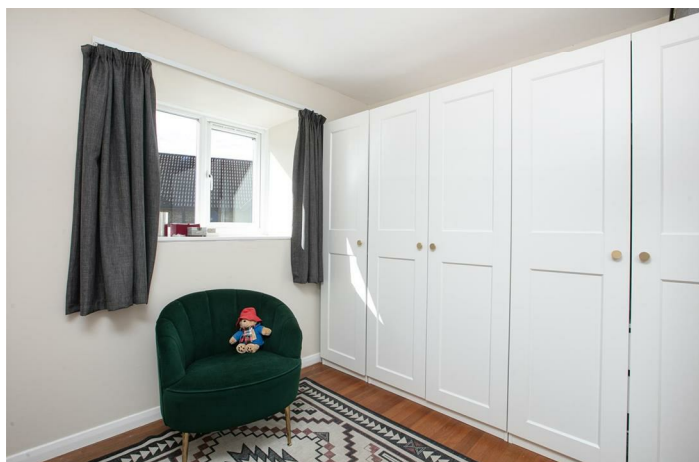
FEATURES

Popular Peaceful Leafy Development
Allocated Off-Street Parking
Top Floor
Contemporary Kitchen and Bathroom
Share of Freehold



LINWOOD CLOSE SE5

LEASEHOLD - SHARE OF FREEHOLD



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Beautifully Arranged and Spacious One Bedder with OSP in Leafy Mature Development.

You can't do better than this fantastic top floor one bedder! Enjoying a fab open-plan living area with super contemporary kitchen, lovely bright double bedroom and a modern bathroom it supplies all that a Londoner could require. There's even an allocated off street-parking space thrown in! The property enjoys a second floor position in a meticulously maintained block tucked away where Chadwick Road meets gorgeous Grove Park. The well maintained communal grounds are quiet and secluded with grassed and wooded surroundings, while the buildings here are part clad in timber.

The property is offered with a share of freehold, and the service charge includes building insurance, contribution to the emergency/reserve fund, and a range of communal services such as window cleaning, gardening and cleaning/maintenance of the shared areas - offering excellent value and peace of mind. There's even a lovely forested seating area - perfect for hobnobbing with the neighbours or a summer gathering! The development is fabulously placed for train and leisure facilities. Transport is taken care of with nearby Peckham Rye and Denmark Hill Stations. Both have numerous central links and the much-loved Windrush Line. Bellenden Road offers some fine eateries and the much loved Victoria Inn. Camberwell supplies a flood more bars and restaurants.

The block sits down at the end of the development with plenty of mature greenery. Your allocated off-street parking bay is just a moment's stroll from the block entrance. A very well maintained carpeted hallway leads you upward, via stairs, to the top floor. An L-shaped inner hall welcomes you with neutral décor and two deep recessed storage cupboards. Wooden floors continue forth to an inner hall where your lovely double bedroom promises more wooden floors and a leafy peaceful aspect. The bathroom sits opposite this enjoying a modern suite, bath with shower and contemporary wash hand basin. The large open-plan living space is a real treat - generous, dual-aspect and with ample dining, lounging and entertaining space. The super-wide breakfast bar doubles as a food prep area and there's further cabinet and counter space on the far wall. Appliances include a four ring hob and integrated dishwasher.

Local bars include The Victoria Inn, The Hermit's Cave, The Camberwell Arms and the much-celebrated Kerfield Arms which has been recently Michelin-starred! Even closer is the fab Montpelier - it's a cracking spot to meet all your new neighbours. The much loved Bussey Building and Frank's roof bar are within an easy trot for fab weekend fun and frolics. Other wildly popular hotspots include Toad Bakery, Theo's, Nandine and the Grove House Tavern. The Begging Bowl is highly rated as is Ganapati and the much feted Artusi - are all an easy walk down the road. This area is spoilt for green spaces such as the 120 acre Peckham Rye Common which is small walk or jog away also very nearby is the local Warwick Gardens and Goose Green both a gentle stroll away.

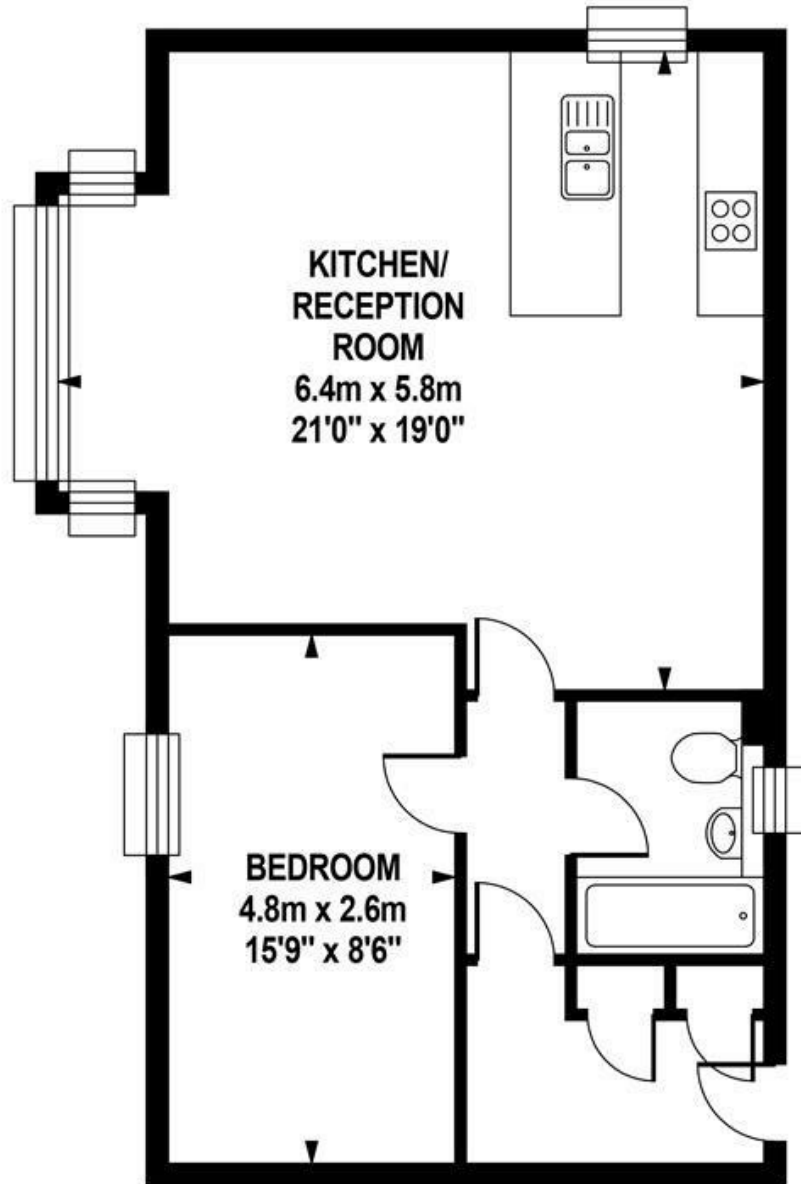
Tenure: Share of Freehold

Lease Length: 981 years remaining

Council Tax Band: C

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LEASEHOLD - SHARE OF FREEHOLD



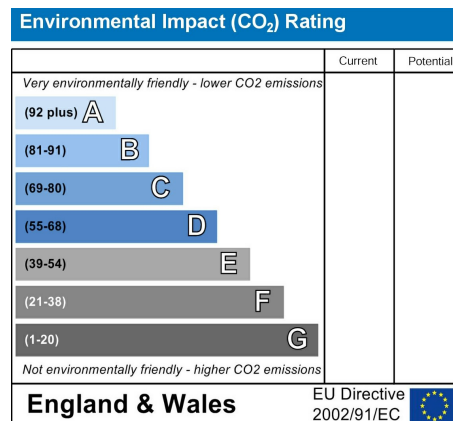
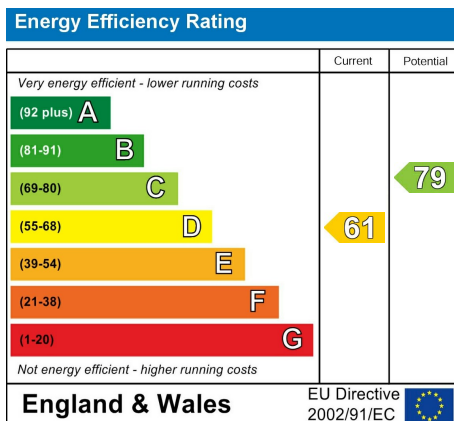
SECOND FLOOR

TOTAL APPROX.FLOOR AREA

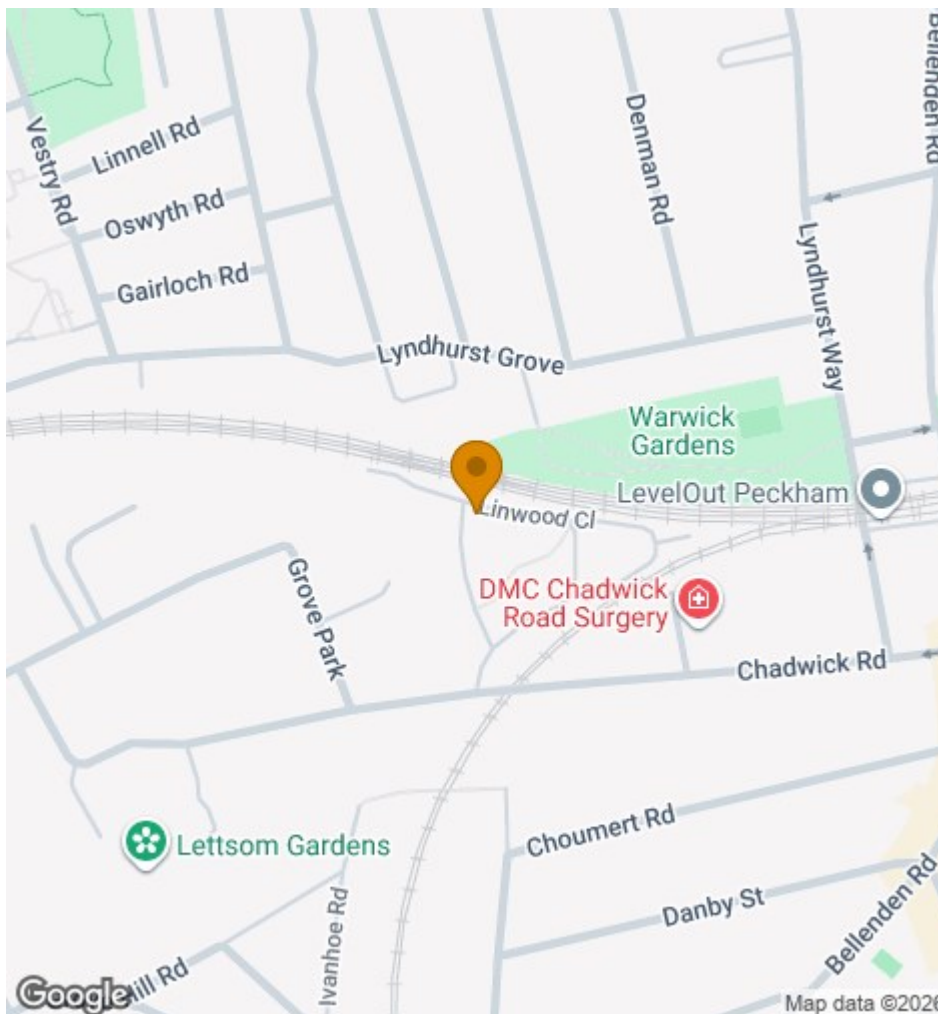
Approximate Internal Area :- 57.23 sq m / 616 sq ft
Measurements for guidance only / not to scale

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LEASEHOLD - SHARE OF FREEHOLD



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.



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