



HUNTERS®
HERE TO GET *you* THERE

Linwood Close, London, SE5 | £250,000
Call us today on 020 7708 2002



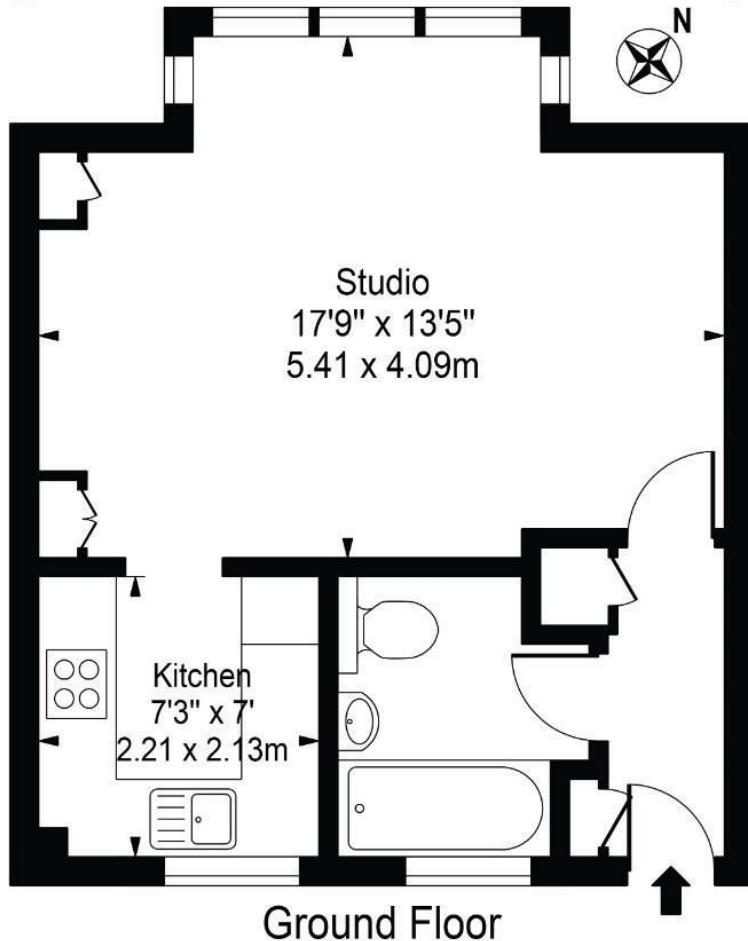
- Studio Apartment
- Share Of Freehold
- Allocated Parking Space
- Excellent Transport Links
- 982 Years Left On Lease
- Service Charge £1725.08 PA
- Council Tax Band A
- EPC Rating D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Linwood Close, SE5 8UT

Approx. Gross Internal Area 350 Sq Ft - 32.52 Sq M



For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

A studio apartment within a well-regarded development, featuring a private entrance, designated parking, garden views, built in bed, situated in-between Denmark Hill Station and Peckham Rye Station - Chain Free!

Private development with its own grounds, this is the perfect place for those who need some peace and quiet away from the bustle of the city.

Internally you are presented with a well presented, good size studio area with a built in bed, leaving space for furniture. It is completed with wooden flooring, white walls and is nice and bright thanks to the large windows. The kitchen is modern with white wall and base units, black worktops, integrated oven and hob, and space for plumbing and white goods. The bathroom is a three-piece bathroom suite with a modern finish, with dark navy walls, a sink with a vanity unit, a heated towel rail and a bath with an overhead shower perfect for a relaxing soak or the busy morning dash.

Close to the conservation area of Camberwell Grove and Holly Grove, Linwood Close is not far from both Denmark Hill (0.7 mile walk) and Peckham Rye train stations (0.5 mile walk), for connections into London Bridge, Kings Cross St Pancras and a commute to Victoria of just ten minutes. Overground services from Denmark Hill station will whisk you to hotspots like Clapham, Shoreditch and Highbury & Islington. Just down the road is the Bellenden Road restaurant scene that has been credited as part of the transformation of Peckham into a buzzing, arty hotspot. The funky, independent shops, bars, restaurants and green spaces of East Dulwich and Camberwell are all in proximity.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.