



Dulwich Lettings, 81-83 Lordship Lane, London SE22 8EP
T 020 8299 8777 E dulwichlet@ludlowthompson.com W www.ludlowthompson.com

LINWOOD CLOSE CAMBERWELL/DULWICH



LET

REF: 181653

Studio, Purpose Built Apartment, Communal Garden, 1 Allocated Parking Space

Studio Apartment - Residential Development - Close to Denmark Hill BR - 7% Yield - Allocated Parking - Good Condition

GREAT BUY TO LET INVESTMENT - APPROX 7% YIELD with tenants in place on a new 3 year contract, fully managed by LudlowThompson. Linwood Close - SE5 The property is a studio apartment located in a quiet and popular development. This property has a separate kitchen and bathroom and the studio room is very spacious and bright. It is located close to Denmark Hill Station. Please call the sales team on 020 8299 8300 to arrange a viewing.

Train/Tube - Peckham Rye, East Dulwich, Herne Hill, Denmark Hill

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Reception/Bedroom



Kitchen



Bathroom



Aspect 2 Reception



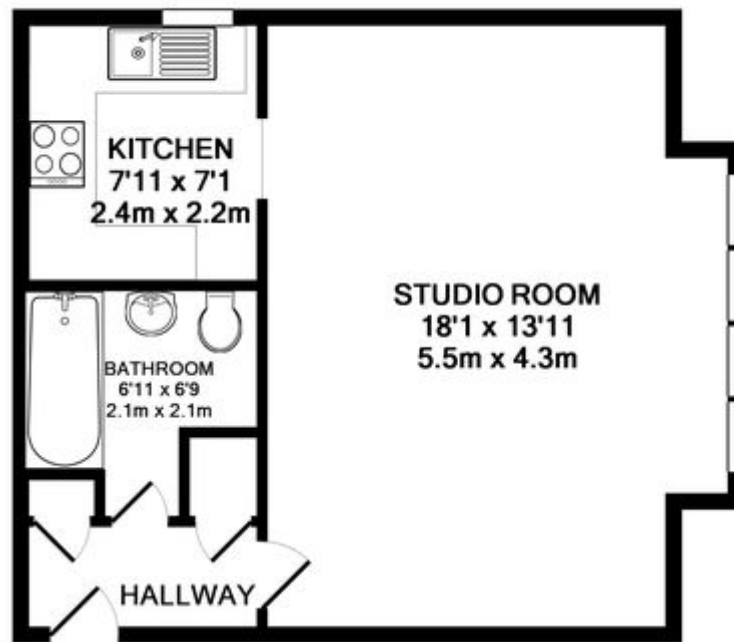
Facade



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TOTAL APPROX. FLOOR AREA 370 SQ.FT. (34.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



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Reception/Bedroom - 4.25m x 5.52m (13' 11" x 18' 1")

Kitchen - 2.16m x 2.42m (7' 1" x 7' 11")

Bathroom - 2.07m x 2.12m (6' 9" x 6' 11")



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When you want to view a property through us it helps to bear in mind the following:

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a landlord will give us specific times only convenient to them. We do advise landlords that if they are serious about letting property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

To arrange a viewing for this property please contact our Dulwich Lettings Office quoting 181653

DISCLAIMER

VIEWING: strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the landlord.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/landlord accept no responsibility for any error they may contain however caused. Any renter must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

PLEASE NOTE BEFORE PROCEEDING

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the landlord. Photographs may depict items which are not included in the let. Consult a solicitor on aspects relating to tenure/property details.