



Dulwich Sales, 81-83 Lordship Lane, London SE22 8EP

T 020 8299 8300 E dulwichsales@ludlowthompson.com W www.ludlowthompson.com

LINWOOD CLOSE CAMBERWELL/DULWICH



SOLD

REF: 2844018

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

10 Minutes From Peckham Rye Station - Allocated Parking Space - Excellent Finish - Modern One Bedroom - Communal Gardens & Private Woodland - Open-plan Kitchen / Reception

Exceptional 570 sq ft one bedroom apartment on Linwood Close, sat between Chadwick Road and Warwick Gardens, in close proximity to various transport links and amenities. Boasting a large bright reception, with a sleek, fully fitted kitchen; a lovely double bedroom with soundproofed party wall and ceiling; and a characterful contemporary bathroom. The property also benefits from well kept communal gardens and woodlands. Within walking distance is a plethora of amenities on Bellenden Road and o... **continued below**

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

Local Authority/Council Tax - Southwark

Tenure - Share of Freehold

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Reception / Kitchen



Reception / Kitchen



Reception / Kitchen



Reception / Kitchen



Bedroom



Bedroom



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Bathroom



Hallway



Exterior



Exterior



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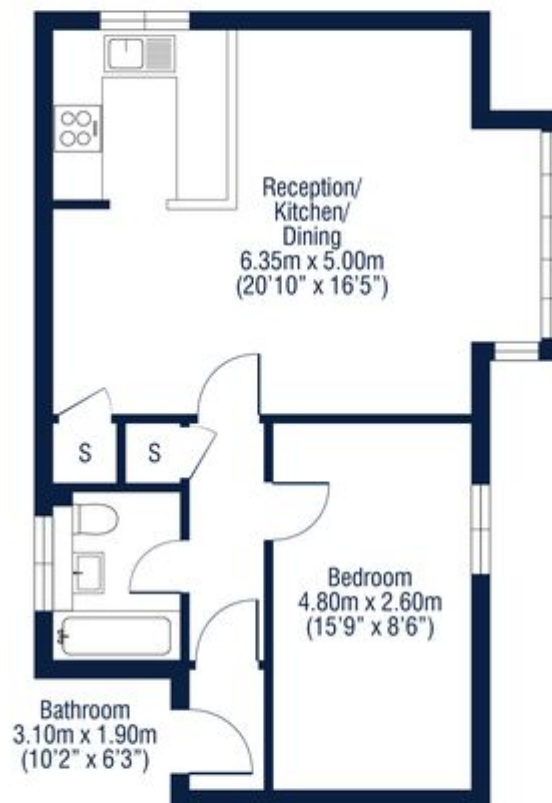
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Linwood Close, SE5

Approx. Gross Internal Area = 53.0sqm / 570.5sqft



First Floor



Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE

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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Within walking distance is a plethora of amenities on Bellenden Road and on Peckham High Street, including pubs, restaurants, local shops and cafes.

Peckham Rye station is a 10 minute walk away (Overground / Southern / Thameslink), and Denmark Hill (Overground / Thameslink / Southeastern) is 0.7 mile. The property is located moments from Warwick Gardens and 1 mile from King's College Hospital.

Tenure Details

Tenure - Share of Freehold

Lease Expires - 982 years

Ground Rent - £10 per year

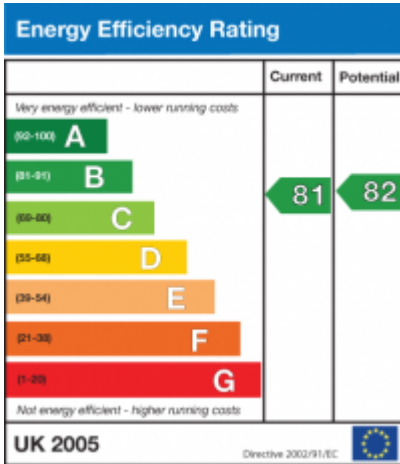
Service Charges - £1900 per year



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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 vendor will give us specific times only convenient to them. We do advise vendors that if they are serious about selling 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 Sales Office quoting 2844018

DISCLAIMER

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

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/vendor accept no responsibility for any error they may contain however caused. Any purchaser 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 vendor. Photographs may depict items which are not included in the sale. Consult a solicitor on aspects relating to tenure/property details.