

Linwood Close, SE5

£375,000 *Share of Freehold – (offers in excess of)*

Linwood Close is a peaceful cul-de-sac with shared green space including a local woodland. The property benefits from an inviting open-plan kitchen, dining and living area, creating a generous and versatile space that is ideal for both relaxing and entertaining.

KEY FEATURES

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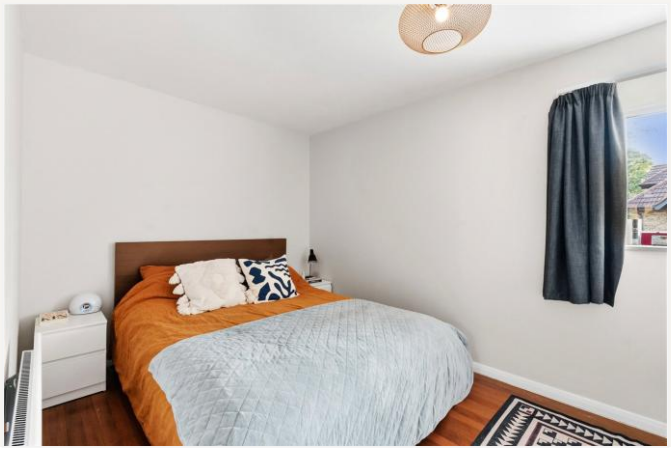
- Ideal for professionals, first-time buyers or investors
- Spacious one-bedroom flat offering over 600 sq. ft. of accommodation
- Loft access for storage
- Private allocated parking space
- Share of Freehold
- Turnkey Property
- Excellent transport links via Denmark Hill Overground Station, Peckham Rye Station and East Dulwich Railway Station
- Convenient for the amenities of Lordship Lane and Bellenden Village





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The property benefits from an inviting open-plan kitchen, dining and living area, creating a generous and versatile space that is ideal for both relaxing and entertaining.

Large windows within the living area flood the room with natural light, enhancing the sense of space and creating a bright and welcoming atmosphere throughout. The property has been thoughtfully arranged to make excellent use of its substantial floor area, the kitchen also offers an integrated dishwasher.

The well-sized bedroom provides a comfortable and peaceful retreat, while the modern bathroom completes the accommodation.

The location is a particular highlight, with excellent transport connections close by. Peckham Rye, Denmark Hill, and East Dulwich stations are all within easy reach providing convenient services into central London and beyond.

The surrounding area also offers a fantastic selection of local amenities, with the popular shops, cafés, restaurants and independent businesses of Bellenden Road.

For those who enjoy the outdoors, there are a number of attractive green spaces within easy reach, including Peckham Rye Park and Ruskin Park, providing excellent opportunities for walking, recreation and enjoying the outdoors.

Combining generous internal accommodation, an abundance of natural light and an excellent South East London location, this spacious one-bedroom flat presents an appealing opportunity for first-time buyers.





MATERIAL INFORMATION

Tenure: Share of Freehold

Term: 979 year and 7 months

Service Charge: £2,000.00 per annum (Includes all communal area maintenance e.g. gardening, cleaning, repairs, window cleaning and buildings insurance. A contribution to the reserve fund is also included)

Council Tax Band: C

EPC rating: D

Mobile phone coverage:

EE (Good outdoor and in-home)

Three (Good outdoor and variable in-home)

O2 (Good outdoor)

Vodafone (Good outdoor)

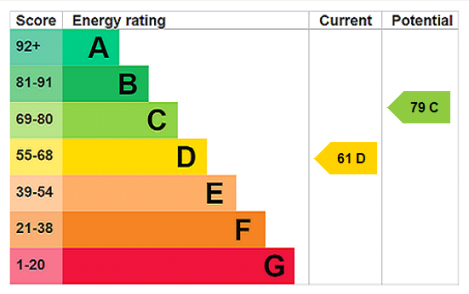
(Potential purchasers are advised to seek their own advice as to the suitability of the services and mobile phone coverage, the above is for guidance only.)

Flood Risk: Very low risk of surface water flooding / Very low risk river and sea flooding (Information supplied by gov.uk and tenants are advised to seek their own legal advice)

Full Fibre Broadband

Fibre to the Cabinet Broadband

Floor plan: Whilst every attempt has been made to ensure accuracy, all measurements are approximate and not to scale. The floor plan is for illustrative purposes only.



For more information, scan the QR code or visit the link below

https://www.winkworth.co.uk/sale/property/DUL250039

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

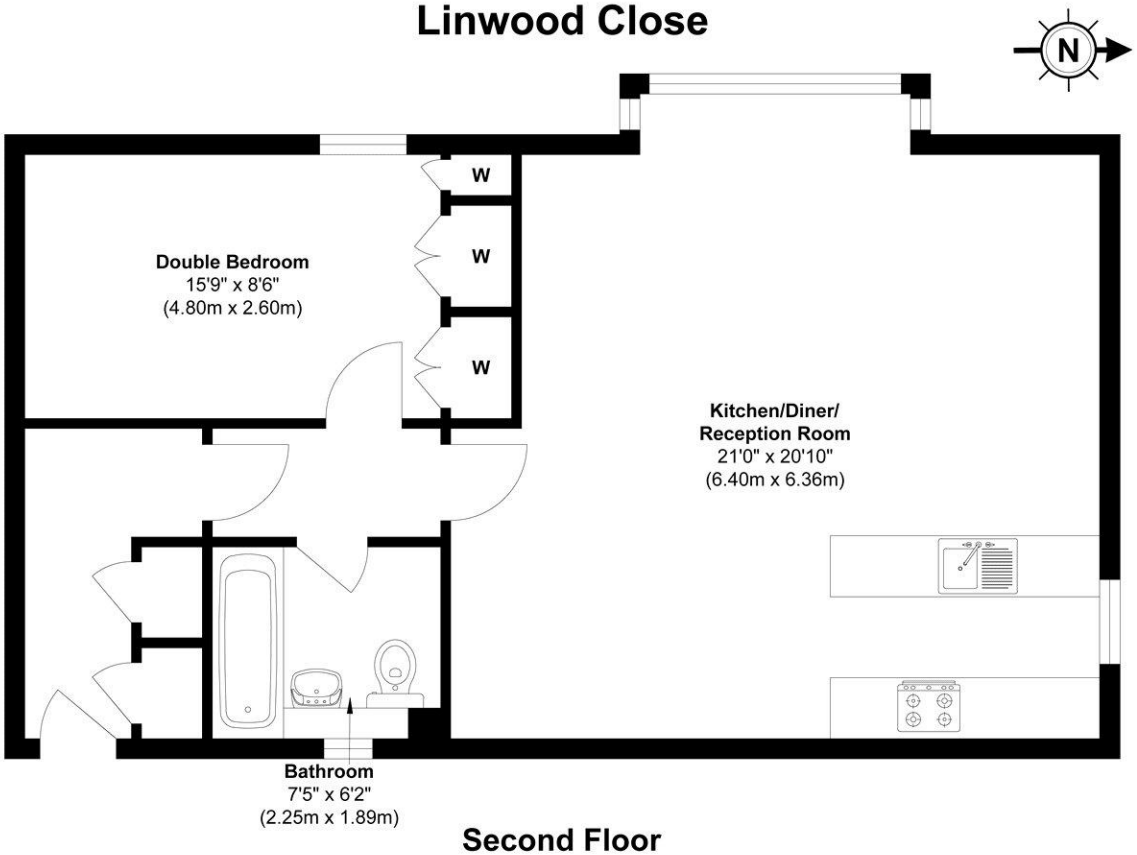








Linwood Close



Second Floor

Approx. Gross Internal Floor Area 674 sq.ft / 62.65 sq. m

Illustration for identification purposes only, measurements approximate, not to scale

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