



Lyndhurst Grove, Peckham Rye, London, SE15

£549,950 Leasehold

This is a fantastic opportunity to acquire a charming split-level two-bedroom, two-bathroom Victorian flat in good condition in the heart of Peckham. This flat is both spacious and bright with amazing views of the London skyline. EPC rating E

LOCATION

The flat is located on Lyndhurst Grove which sits just off Lyndhurst Way in Peckham. The flat is very well located for gastro pubs, bars, and many eateries of Peckham and Camberwell. A short walk to Peckham Rye or Denmark Hill for train and overground services, whilst the area is also well served by bus connections central London.

DESCRIPTION

Enter the flat on the first floor, and immediately in front of you, you are presented with a large sitting room at the front that spans the full width of the building with three beautiful arch windows offering pleasant views over the pretty street below. There is ample built in shelves for storage and space to accommodate furniture and a dining table and chairs.

Behind sits a galley kitchen equipped with built in electric fan-powered oven with extraction and gas hob, dishwasher, and space to accommodate a washing machine and free-standing fridge/freezer. Storage below the units and shelves above also feature. There is also a tiled family bathroom offering a bath with shower, sink, heated towel rail and W.C.

Upstairs on the second floor, at the front, you have the main bedroom featuring an ensuite shower room and built in storage. The bedroom is wonderfully bright with another beautiful arch window providing stunning views. There is ample space for a king-size bed with additional space reserved for free-standing furniture. Adjoined is the modern ensuite shower room with built-in stand-alone shower, sink, heated towel rail and W.C.

At the rear, you will find another sizeable second double bedroom which provides more than enough space for a double bed and additional free-standing furniture as well as built in storage. There are fantastic views over Warwick Gardens to the rear.

SERVICE CHARGE, GROUND RENT, COUNCIL TAX

Service Charge - £740 per annum (inc. £640 building insurance)

Ground Rent - £50 per annum

Council Tax Band - B

PARKING

Residents’ permit parking available.

UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected

Heating – gas central heating

Sewerage – mains connected

Broadband - Ultrafast Broadband

LOCAL AUTHORITY

Southwark Council

TENURE

Leasehold - 999 years from 24 June 1979

DIRECTIONS

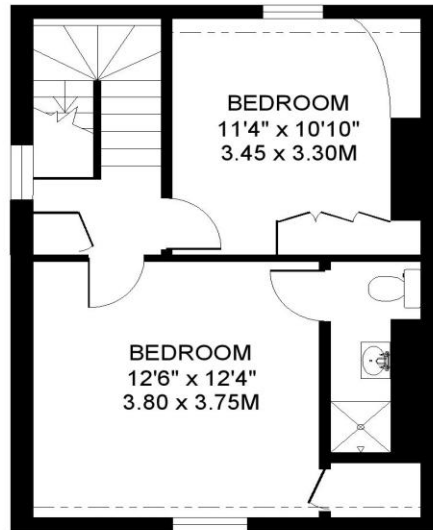
The nearest station, Peckham Rye, provides convenient access to London Bridge, Victoria, and Elephant & Castle underground stations, as well as the London Overground network, offering direct trains to Canada Water (Jubilee line for Canary Wharf) and Shoreditch High Street.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

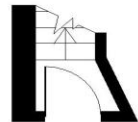


LYNDHURST GROVE SE15
2 BEDROOM FLAT

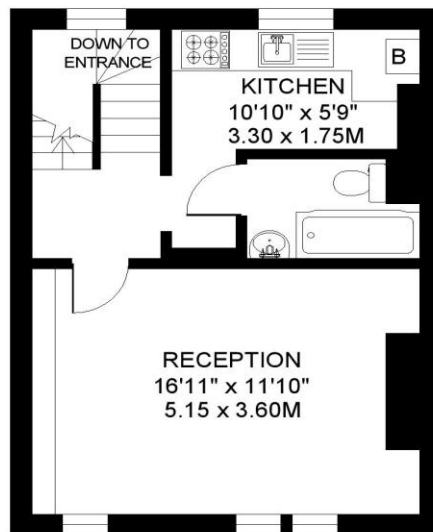
Approximate gross floor area
790 SQ.FT / 73.4 SQ.M.



SECOND FLOOR 396 SQ.FT.



GROUND FLOOR
ENTRANCE



FIRST FLOOR 394 SQ.FT.

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Floorplan produced for Winkworth by Floorplanners 07801 228850

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