



Lynbrook Grove, London, SE15

£359,950 Leasehold

This wonderful two bedrooms, two bathrooms in a modern block is perfect first-time buyers looking to settle in London. EPC C

LOCATION

Lynbrook Grove is just off Chandler way and a stones throw away from the ever-popular Burgess Park. You are situated between Camberwell and Peckham both with a vast range of local amenities such as supermarkets, bars and restaurants.

DESCRIPTION

Entering the property on the ground floor into the hallway and directly on the left-hand side you have first bedroom this has enough space for a double bed, a bedside table and a wardrobe.

Further down the hallway and on the opposite side you have the master bedroom, this is a generous size with ample space for a double bed and free-standing furniture, this also benefits from an ensuite bathroom with a walk-in shower, sink and w/c.

Just before you get to the open plan kitchen/living room you have the main bathroom, this Is a generous size with a shower over bath, sink, w/c and space for some storage.

At the end of the hallway, you have the open plan kitchen/living room, this is a fantastic space to relax in the evening, the living room has ample space for a couple of sofas, coffee table and some free-standing furniture, there is also a bay window that lets in an abundance of natural light.

The kitchen is well equipped with plenty of worktop space and storage, there is an integrated oven, hob and extractor fan, you also have space for a full sized fridge freezer, washing machine and dishwasher.

Lastly the flat comes with allocated off street parking behind secure gates.

SERVICE CHARGE, GROUND RENT, COUNCIL TAX

Service Charge - £2,332 per annum (inc. reserve fund), to be renewed in July 2025
Ground Rent - £250 per annum (plus £75 per annum for parking bay)
Council Tax - C

UTILITIES

- Electricity – mains connected
- Gas – mains connected
- Water – mains connected
- Heating – gas central heating
- Sewerage – mains connected
- Broadband – Standard Broadband

LOCAL AUTHORITY

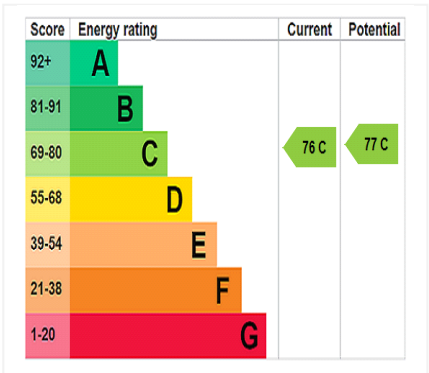
Southwark Council

TENURE

Leasehold - 125 years from 29 September 2003

DIRECTIONS

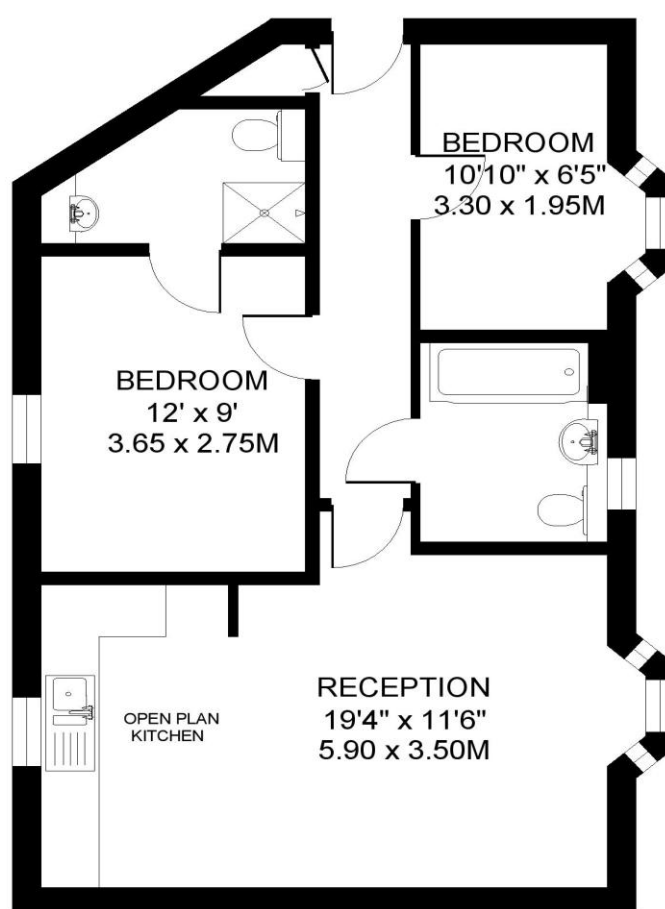
Peckham High Street 0.9 miles, Denmark Hill Overground 1.3 miles, Elephant & Castle Overground and Underground Station 1.5 miles.
Burgess Park 0.1 miles, Camberwell Road with frequent bus services 0.9 miles away.





LYNBROOK GROVE SE15.
2 BEDROOM FLAT

Approximate gross floor area
605 SQ.FT / 56.2 SQ.M.



GROUND FLOOR

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Floorplan produced for Winkworth by Floorplanners 07801 228850

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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