



Linwood Close, SE5

£500,000 *Leasehold*

The property benefits from a generous open-plan living and reception area, creating a bright and versatile space ideal for both relaxing and entertaining. There are two well-sized bedrooms, a modern bathroom and ample additional living space throughout, making this an ideal home for first-time buyers, young professionals or those looking for a well-connected London base.



- Two-bedroom split-level apartment
- Over 800 sq ft of living accommodation
- Spacious open-plan living and reception room
- One bathroom
- Excellent transport links
- A stone's throw from Peckham Rye Station and close to East Dulwich Station
- Easy access to Rye Lane and Lordship Lane
- Close to Peckham Rye Park
- Ideal for first-time buyers and young professionals
- Highly convenient South East London location

KEY FEATURES



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Located just a stone's throw from Peckham Rye Station, the property is exceptionally well positioned for commuters, with excellent rail connections providing quick and convenient access into the City and beyond. Denmark Hill Station is also within easy reach, further enhancing the area's excellent transport links.

The property is ideally placed for enjoying the vibrant local amenities of Rye Lane, with its wide selection of shops, cafés, restaurants and independent businesses. The popular Lordship Lane is also nearby, offering an additional array of everyday amenities, eateries and leisure options. Bellenden Road is also the nearest High Street.

For those seeking green open spaces, Peckham Rye Park is within easy reach, providing an excellent setting for walks, exercise and enjoying the outdoors.

Offering an impressive 800+ sq ft of living accommodation, excellent transport connections and easy access to some of South East London's most popular amenities and green spaces, this is a property that combines space, convenience and location particularly well.



MATERIAL INFORMATION

Tenure: Leasehold
Term: 150 years
Service Charge: £1,800.00 PA
Ground Rent: £0
Council Tax Band: C
EPC rating: C

Mobile phone coverage:
EE (Good outdoor and in-home)
Three (Good outdoor and in-home)
O2 (Good outdoor and variable in-home)
Vodafone (Good outdoor and variable in-home)
(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)

Available Broadband -
Full Fibre 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

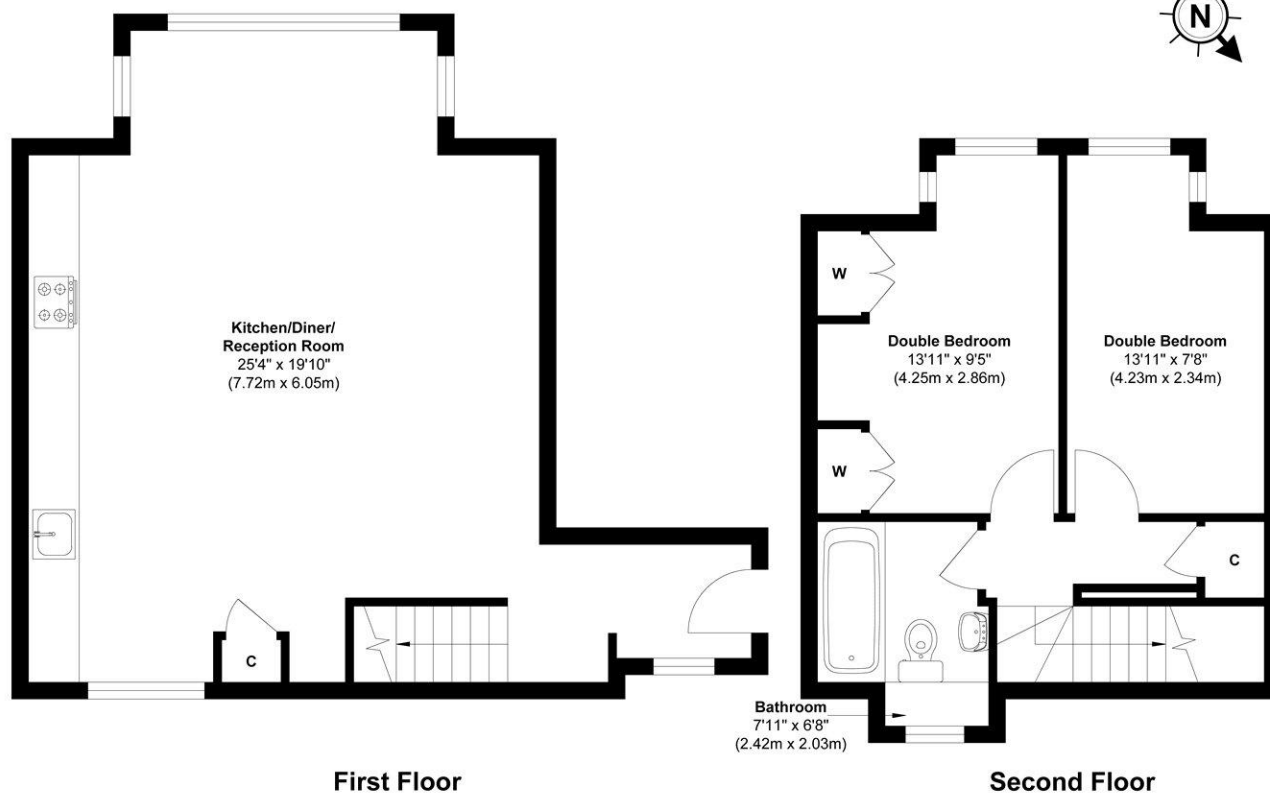
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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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Approx. Gross Internal Floor Area 844 sq.ft / 78.37 sq. m

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

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