

LINNELL ROAD, CAMBERWELL, SE5
LEASEHOLD
£500,000



SPEC

Bedrooms : 1

Receptions : 1

Bathrooms : 1

Lease Length: 91 years remaining

Service Charge: £350 per annum

Ground Rent: £10 per annum

FEATURES

Private Patio Garden

Much-Loved Location

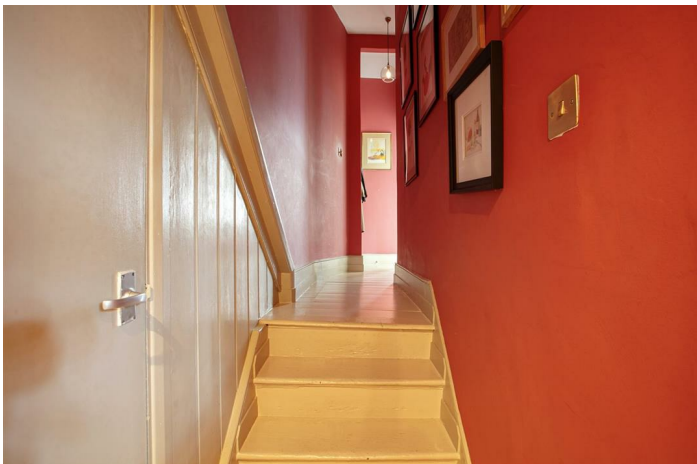
Elegant Decor Throughout

Plenty of Storage

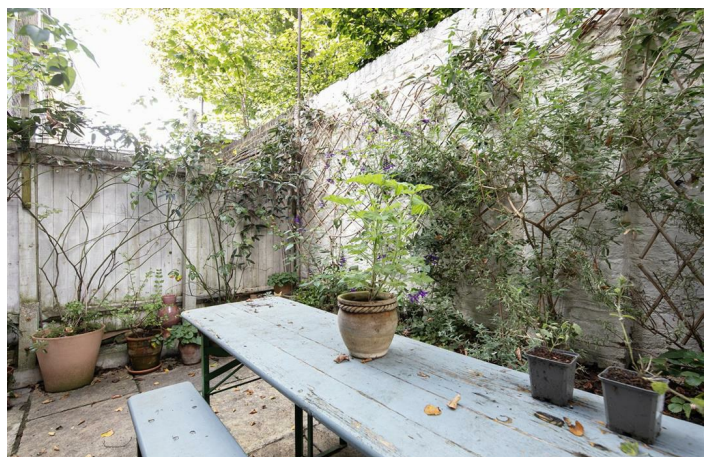
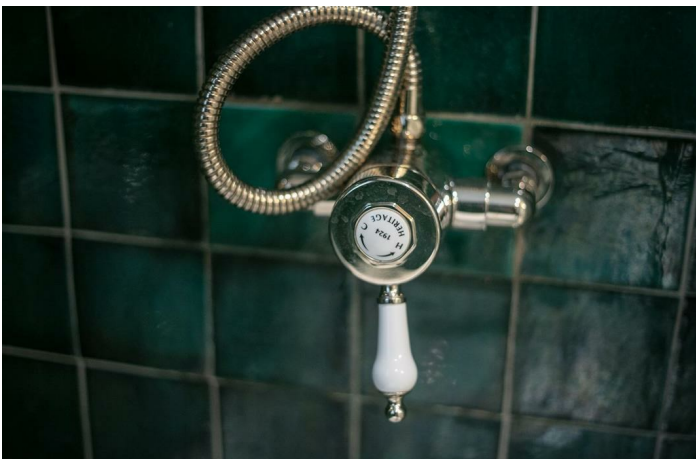
Leasehold



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Elegantly Presented One Bedroom Period Conversion with Private Garden.

The current owners of this fab one bedder has created a home of distinction! The finish throughout is tasteful and sympathetic, enjoying some lovely original features and perfectly chosen contemporary fixtures that complement the ambience. Running over the ground floor of a handsome period building, the accommodation comprises a pretty reception, double bedroom, fancy kitchen/diner and dishy bathroom. There's tonnes of storage on offer too with access to a cellar and some fine bespoke units too. The location is highly prized being within moments from Bellenden Village, Camberwell and Peckham. Even closer is the very lovely Lucas Gardens. Transport links abound with nearby Denmark Hill Station and Peckham Rye Station (both a 12 minute walk) and any number of bus routes on nearby Peckham Road. It is also a 25 minute cycle into town.

A shared entrance and communal hallway leads inward to the flat's inner hall which boasts rich magenta wall tones and some lovely painted timber floors. A front aspect reception enjoys a wide bay window, regal looking period feature fireplace and mantel, original cornicing and a pretty ceiling rose. Integrated shelving will house your treasured trinkets. The double bedroom comes next along the hall and enjoys plenty of bespoke storage, a rear facing sash window with peaceful vibes, original cornicing and another ceiling rose.

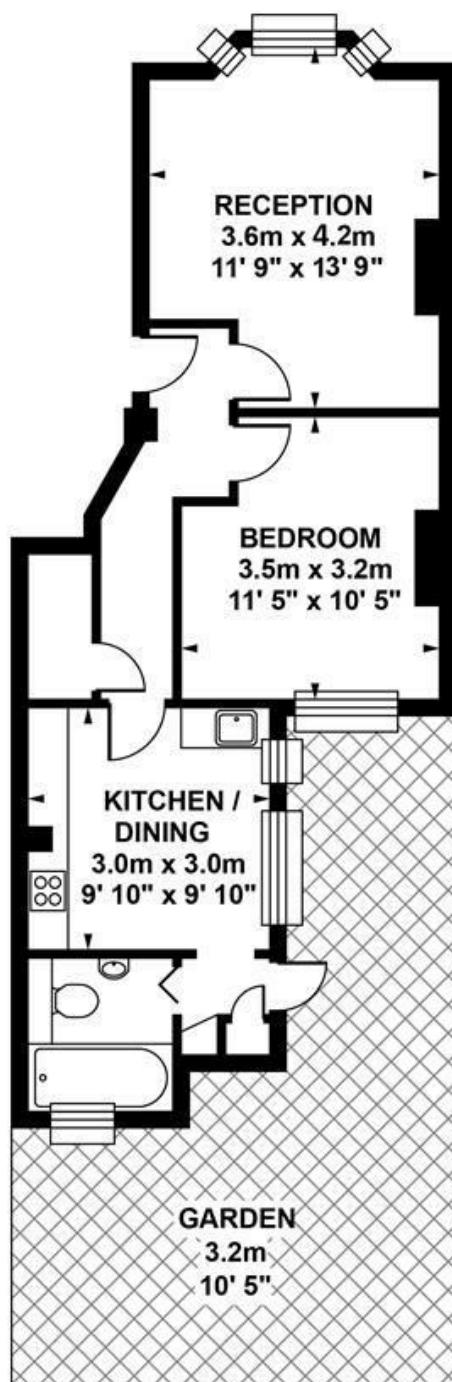
Further along the hall you find access to that huge storage cellar. Whilst not part of the demise, the space is available for your sole use and is available for purchase. The kitchen/diner sits down a half flight and dons solid Iroko counters, Zellige splashback tiling and a fab four ring Farmhouse range. A ceramic butler sink sits on the rear wall and there's a pretty side aspect casement window. All windows (except the front bay) are new and double glazed. Further storage precedes the garden which is a leafy, peaceful and private space with plenty of room for al fresco dining. Mature Salvia supplies a lovely splash of colour and you'll easily cultivate veggies too. The bathroom sits off the kitchen with ivy green tiling over the bath, antique style brass fixtures and a period style loo.

There's a handy local shop within seconds of your front door (great for milk and the like). South London Art Gallery and Camberwell College of Arts are minutes away for a spot of cultural activity. For those with small children, Lyndhurst Grove Primary is very close. Going to work? Reach Peckham Rye or Denmark Hill stations in 12 minutes on foot for frequent, fast services to Victoria and London Bridge. The London Overground further increases your connectivity to the tube network. You can get to Clapham High Street in a mere five minutes. Shoreditch and Islington are easy and Canary Wharf (via Canada Water) will take around 15 minutes. Grab one of the many buses running along Peckham Road (moments away); these will take you pretty much anywhere you want to go! Settle the weekly shop at Dog Kennel Hill Sainsbury's, just two minutes in the car.

Tenure: Leasehold

Lease Length: 91 years remaining

Council Tax Band: C



GROUND FLOOR

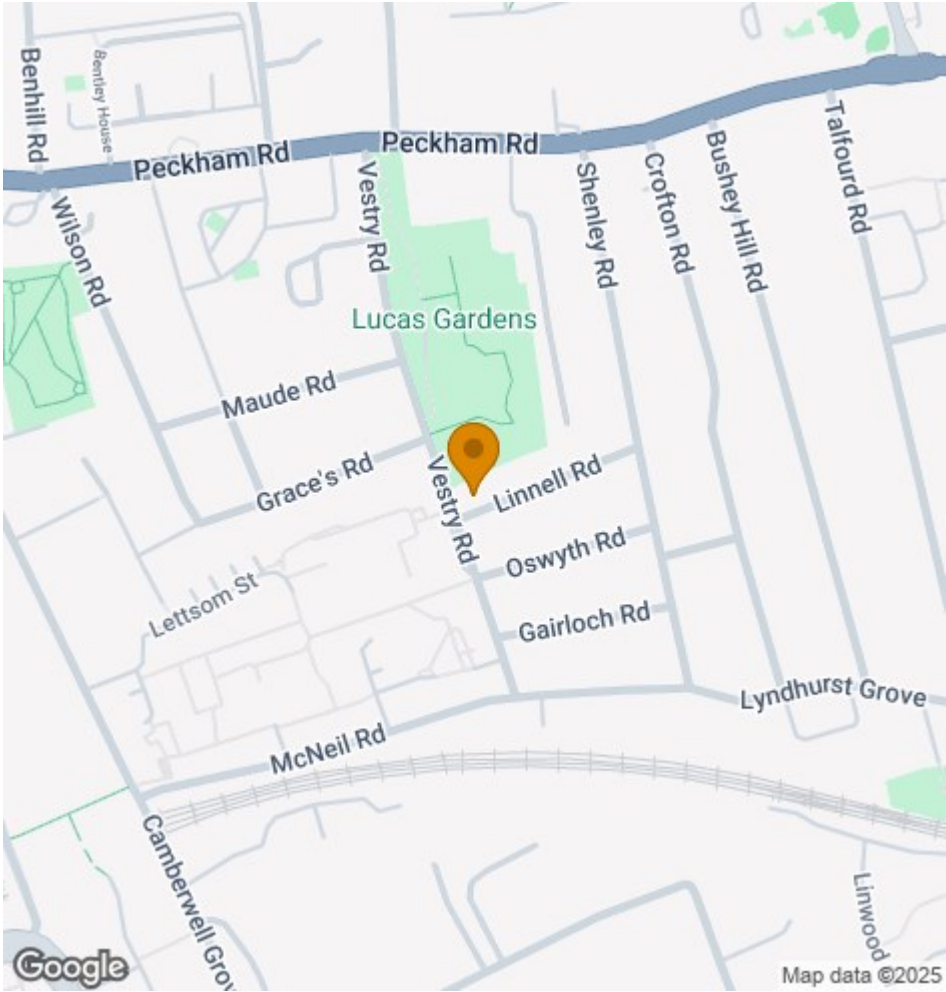
Approximate. internal area :
45.95 sqm / 494 sq ft

LINNELL ROAD SE5
LEASEHOLD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	75
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.



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