Wooster & Stock

LYNDHURST GROVE, PECKHAM, SE15

FREEHOLD

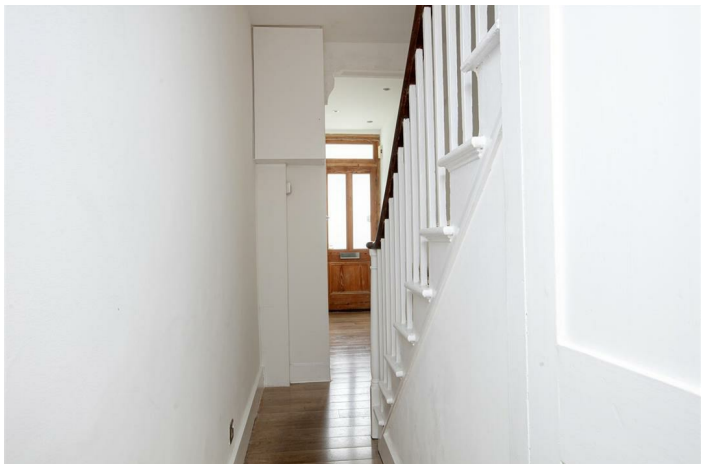
GUIDE PRICE £1,000,000 - £1,100,000

SPEC

Bedrooms : 3
Receptions : 1
Bathrooms : 1

FEATURES

Generous Peaceful Rear Garden
Prized Location
Neutral Decor
Three Double Bedrooms
Freehold



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Lovely Three Double Bedroom Victorian Home with Generous Garden - CHAIN FREE.

A sweet three bedroom Victorian three bedder along a charming period row benefiting from a peaceful generous garden and bright neutral accommodation. Following a classic layout the property comprises a double reception, kitchen/diner, three lovely proper double bedrooms, modern bathroom and additional wc. The decor is crisp and uncomplicated throughout and you'll enjoy some lovely double glazed wooden framed sash windows. You couldn't ask for any more amenities to be close to you. The lovely Bellenden Village, a short stroll through Warwick Gardens, promises a wonderful café, pubs, book shop, dry cleaners and deli. Transport is taken care of with nearby Denmark Hill and Peckham Rye Stations (both zone 2) and the plethora of buses that will whisk you to the West End and beyond.

The inner hall has high ceilings, original corbals and a handsome school house radiator. Tasteful wooden floors glide right to the bright and elegant living space. A rear facing double glazed wooden framed sash window supplies lovely views over the leafy front garden. There's plenty of formal dining space and a comfortable lounging area to the rear. This sits next to a glass door that opens rear to the garden.

At the end of the hall you find your kitchen/diner - a long side-facing space with solid wooden counters, circular wash hand basin and dining space. Appliances include four ring gas hob, oven and a dishwasher. A handy wc adjoins and there is garden access offered through double doors to the rear. Outside you enjoy two peaceful patios separated by a well stocked lush bed. Mature roses, shrubs and trees supply dappled shade throughout the year.

Upward bound you find the upper return offering the first of your double bedrooms. It's an idyllic dual aspect room with original and modern sash windows, fitted storage and garden views. The modern bathroom sits next door with contemporary tiling, crisp white suite and space-saving sliding door. The master bedroom fronts the street with two double glazed sash windows and fitted storage. Bedroom three is another lovely rear-facing double.

From here you can stroll to a wide variety of social activities - there are celebrated bars, eateries, parks and cultural hotspots in every direction. For example, you're within a moment's stroll of the South London Gallery and the wonderful Crane's Kitchen restaurant, plus the quirky Bellenden Road shops are at your fingertips. You have all sorts of buses at the end of the road travelling into and across London, with night services too. A 10-minute walk has you at either Denmark Hill or Peckham Rye stations (both Zone 2) with quick services to Victoria, Blackfriars, Farringdon, London Bridge, Cannon Street and beyond. There are over six bus routes close by if you fancy going West! Dulwich Foundation schools are easily accessible by bus or car. The area is also home to one of London's best hospitals, Kings College, which is a 10-minute walk away. Camberwell enjoys an eclectic variety of independent food stores and a number of excellent bars and restaurants, including the Crooked Well on Grove Lane, the award-winning Camberwell Arms which does a cracking Sunday lunch and the renowned Silk Road. There are a number of fantastic parks in the area, offering an abundance of nature and play, including Brunswick Park, Warwick Gardens, Lucas Gardens, Burgess Park, Lettsom Gardens, and many more.

Tenure: Freehold

Council Tax Band: D

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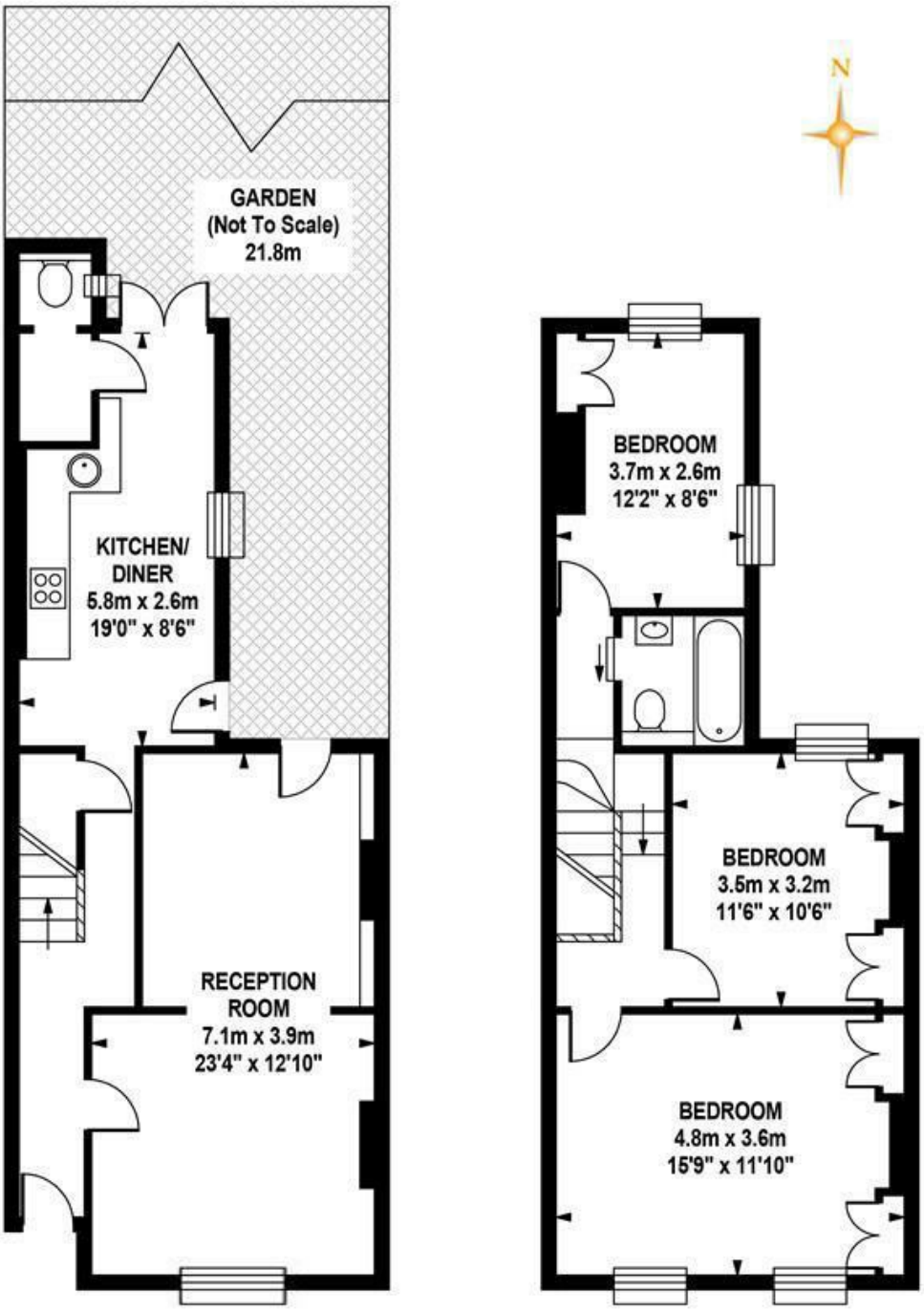

GROUND FLOOR

Approximate Internal Area :-
51.24 sq m / 552 sq ft

FIRST FLOOR

Approximate Internal Area :-
49.64 sq m / 534 sq ft

TOTAL APPROX.FLOOR AREA

Approximate Internal Area :- 100.88 sq m / 1086 sq ft
Measurements for guidance only / not to scale

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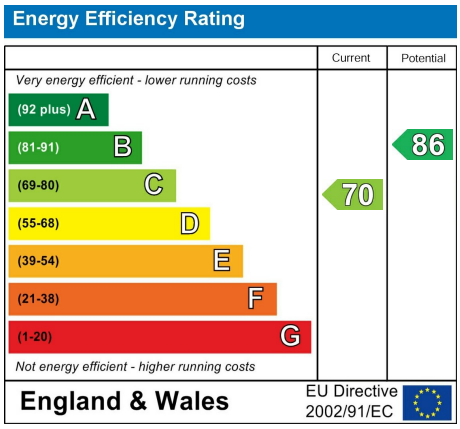
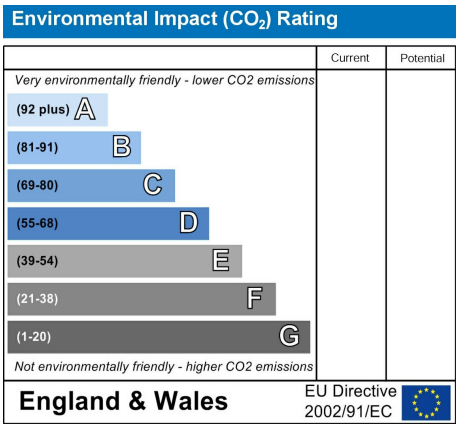
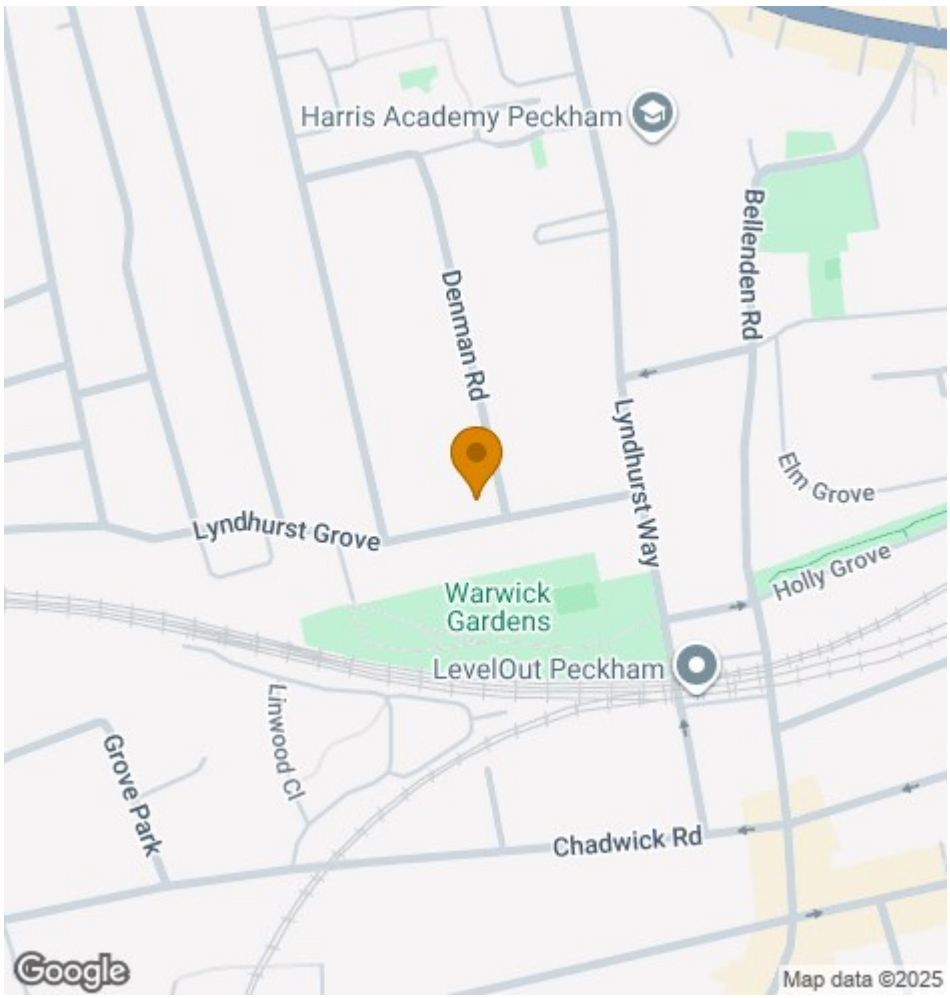




All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.



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