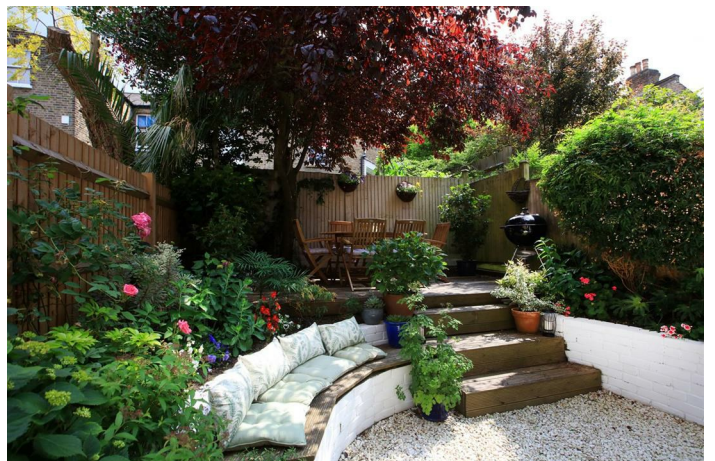


LINNELL ROAD, CAMBERWELL, SE5  
LEASEHOLD - SHARE OF FREEHOLD  
£495,000



## SPEC

Bedrooms : 1  
Receptions : 1  
Bathrooms : 1

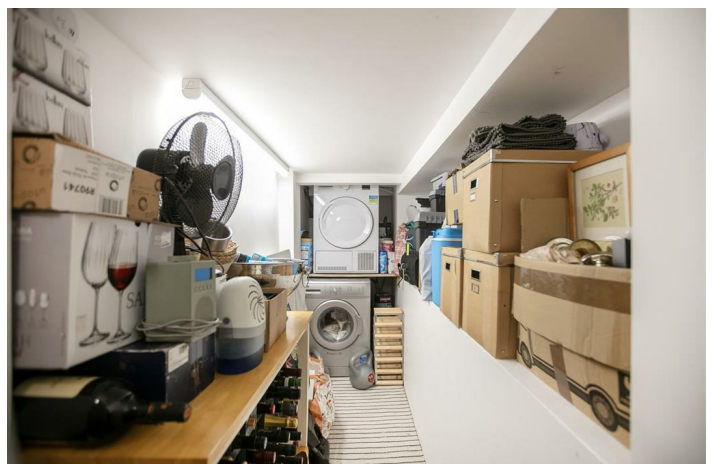
Lease Length: 991 years remaining  
Service Charge: none  
Ground Rent: none

## FEATURES

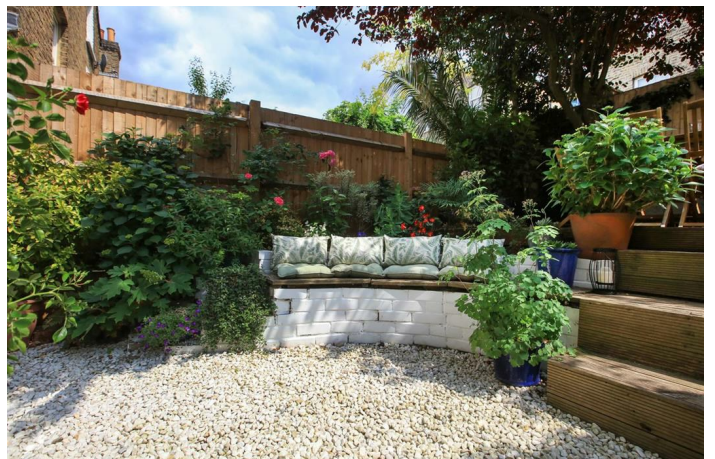
Wonderful Mature Private Garden  
Handy Storage Cellar  
Period Features  
Eat-in Kitchen  
Share of Freehold



LINNELL ROAD SE5  
LEASEHOLD - SHARE OF FREEHOLD



LINNELL ROAD SE5  
LEASEHOLD - SHARE OF FREEHOLD



Elegant One Bedroom Period Garden Flat With Storage Cellar - CHAIN FREE.

You'll just love this beautifully presented one bedroom period garden flat! Spread generously over the ground floor of a handsome period building along one of Camberwell's most popular streets, the property supplies a double bedroom, reception, kitchen/diner, bathroom and a large storage cellar. The lush and wonderfully stocked private rear garden is split level and offers peaceful al-fresco dining opportunities. 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 (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 front garden and communal hallway offers access inward where you enter directly into your bright and pleasant living space. It faces rear through a large original sash window. The period feature fireplace is flanked on either side by low level storage units. There's original stripped timbers underfoot and simple corning overhead. The double bedroom is accessed through original double doors and supplies a neat front bay window with plantation shutters. There's another period feature fireplace and more tasteful timbers. The decor throughout is freshly presented and tastefully neutral.

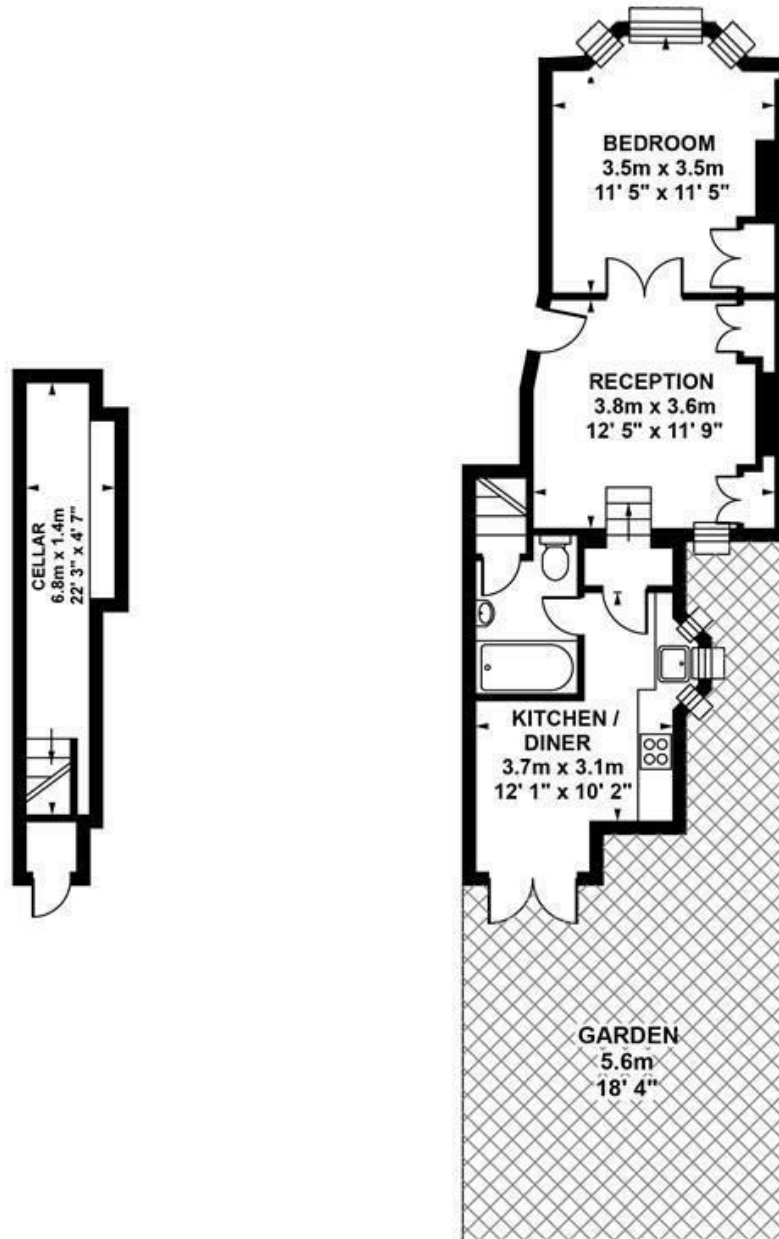
Steps lead downward from the reception, past full-height book shelving on either side, to the kitchen/diner. This space enjoys a cute side bay of double glazed sash windows, ceramic sink, solid wooden counters, four ring gas hob and oven. The bathroom adjoins and has a white suite, bath with overhead shower and door to the extended storage cellar. In addition to hosting all your beloved tatt it also supplies a laundry section with space and plumbing for the washing machine. The splendid split-level garden is accessed from the kitchen/diner through double glass doors. A gravel patio leads past some gorgeous integrated curved seating up curved decked steps to a raised decked patio. The space is awash with lush and fragrant posies, shrubs and plants.

London Art Gallery and Camberwell College of Arts are minutes away for a spot of cultural activity. For those with small children, The Villa Nursery and Lyndhurst Grove Primary are very close. Going to work? Reach Peckham Rye or Denmark Hill stations in about 12 minutes for frequent, fast services to central London and beyond. The London Overground further increases your connectivity to the tube network. You can get to Clapham High Street in a mere 5 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. Bountiful Bellenden Road is an easy stroll for yet more social attractions. You're also within walking distance of lordship Lane and east Dulwich. Here you'll benefit from an array of independent shops, a leisure centre and picture house cinema.

Tenure: Share of Freehold

Lease Length: 991 years remaining

Council Tax Band: B



**LOWER GROUND FLOOR**

Approximate. internal area :  
8.64 sqm / 93 sq ft

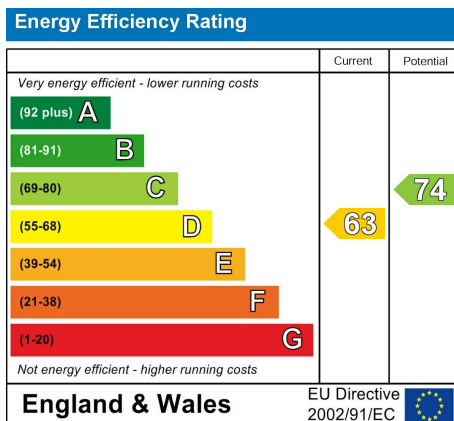
**GROUND FLOOR**

Approximate. internal area :  
43.56 sqm / 469 sq ft

**TOTAL APPROX FLOOR AREA**

Approximate. internal area : 52.20 sqm / 562 sq ft  
Measurements for guidance only / Not to scale

LINNELL ROAD SE5  
LEASEHOLD - SHARE OF FREEHOLD



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.

