

LYNDHURST GROVE, PECKHAM, SE15

FREEHOLD

£1,350,000



SPEC

Bedrooms : 4
Receptions : 2
Bathrooms : 1

FEATURES

Stunning Full Width Kitchen/Diner
Slick Decor Throughout
Nicely Proportioned Rear Garden
Prized Location
Freehold
Virtual Tour Available



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Bright and Stylish Four Bedroom Victorian Home With Generous Garden - CHAIN FREE.

This wonderful four bedder has it all! Well appointed, sympathetically stylish accommodation, a fantastic rear, full width kitchen extension, generous garden and a location to write home about! Over two floors you enjoy a large double reception, gorgeous kitchen/diner, three lovely double bedrooms, a study/single bedroom, bathroom and handy guest wc. 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 exterior sits back from the road behind a neat front garden and mature greenery. The inner hall runs a fine length, leading first to your double reception which stretches confidently over eight metres from tip to toe. There's a handsome, contemporary wood burning stove, period feature fireplace and plenty of space for lounging, dining and entertaining. To the rear of the room you enter into that magnificent kitchen/diner which runs into the full impressive width of the house. There's plentiful cabinet and counter space and oodles of light spilling down through large Velux windows. Appliances include dishwasher, stove, fridge freezer and oven. A pull out larder will house every conceivable spice jar and there's a large island to house your over-sized sink. A wide set of bi-fold glass doors open out to your delightful rear garden which enjoys a lush lawn and patio. The kitchen wraps back around to the hall where you find a handy wc neatly tucked under the stairs.

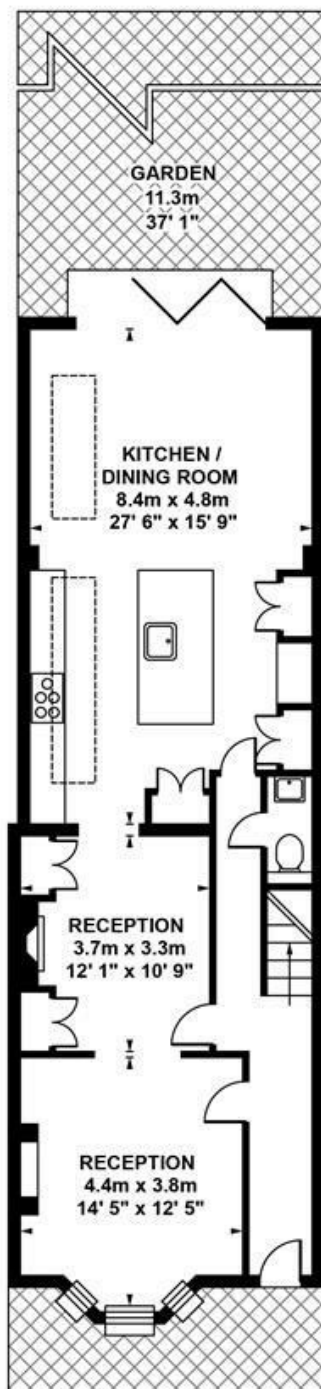
Heading up your original staircase you find a reassuringly generous landing with space enough for seating. A large double fronts the street into the bay. There's a compact single room/study sharing the front spot. Bedroom three enjoys a rear aspect and more neutral styling. Further along the landing you meet a family bathroom which boasts both roll top bath and walk-in shower. The Crittal-style shower door is most attractive! Bedroom four completes the tour with another pleasant rear aspect.

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 :
81.38 sqm / 876 sq ft



FIRST FLOOR

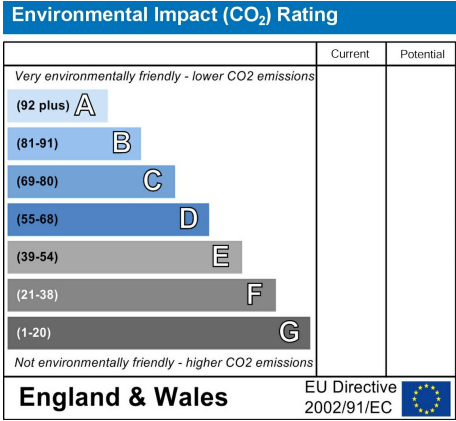
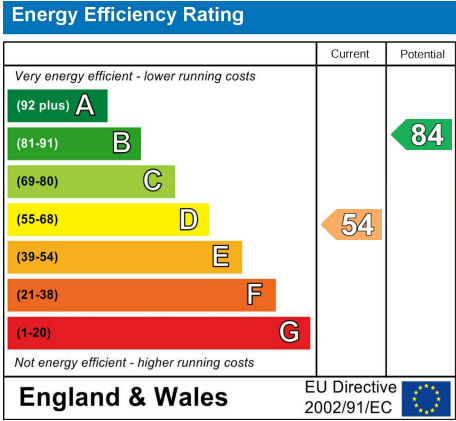
Approximate, internal area :
57.41 sqm / 618 sq ft



TOTAL APPROX FLOOR AREA

Approximate, internal area : 138.79 sqm / 1494 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.

