Wooster & Stock

LYNDHURST GROVE, PECKHAM, SE15

FREEHOLD

GUIDE PRICE £1,500,000 TO £1,550,000

SPEC

Bedrooms : 4
Receptions : 2
Bathrooms : 3

FEATURES

Over 2000 sq ft
Top Floor Balcony
Off Street Parking
Prized Location
Freehold

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Huge Four Bedroom Contemporary Home Spanning Over 2000 sq ft With OSP – CHAIN FREE.

This marvellous 2000 sq ft four bedroom home will impress with its notably generous dimensions, quality contemporary finish, garden and off-street parking. Over three beautifully presented floors, the vast accommodation supplies a large reception, huge kitchen/diner, four fantastic double bedrooms (two en suite), bathroom and guest wc. The top floor suite lavishly spans the whole floor and enjoys a tip top balcony with sweeping views of the locale. A pretty rear garden completes the charm offensive. The lovely Bellenden Village, a short stroll past Warwick Gardens, promises wonderful cafés, 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.

A handsome exterior sits behind your large off street parking space - so rare for a place so central. Whilst the frontage appears neat and in-keeping with surrounding period properties, it is considerably more expansive inside. The inner hall is long and inviting with wooden floors and fitting décor. To the right you meet the reception which has louvered blinds on the front aspect bay window and a tasteful period-style fireplace. The hall widens to the rear to offer a guest wc and utility room with space for coats, brollies and the like. The kitchen/diner runs majestically to include spacious formal dining, lounging and cooking space. Quartz counters and plentiful cabinetry grace both sides of the kitchen all the way to French doors which offer access to the garden. There is further access to the garden by the dining area.

Heading upward you find a remarkably spacious landing. A large double bedroom fronts the street with lovely window seat and adjoining en-suite with wetroom shower. Further along the landing you meet bedroom two, another lovely double. Next to this sits a bathroom with free-standing tub and beyond a third large double bedroom. A vaulted ceiling and Juliette balcony ensure airiness and space. The spectacular second floor is accessed through a neat sliding door toward the front of the landing. Ascending in the centre of the space you find an amazing open plan room with ubiquitous storage, adjoining en suite (again with wetroom shower) and access to that fabulous balcony.

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, Kings Cross, London Bridge, Cannon Street and Canary Wharf via Canada Water. There are over six bus routes close by if you fancy going West! Dulwich Foundation schools are easily accessible by bus or car, whilst a range of top quality primary schools (including The Villa and The Belham) are also closeby. 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 Peckham Rye, Dulwich Park, Ruskin Park, Brunswick Park, Warwick Gardens, Lucas Gardens, Burgess Park, Lettsom Gardens, and many more.

Tenure: Freehold

Council Tax Band: F

LYNDHURST GROVE SE15

FREEHOLD

GROUND FLOOR

Approximate. internal area :
75.90 sqm / 817 sq ft

FIRST FLOOR

Approximate. internal area :
70.33 sqm / 757 sq ft

SECOND FLOOR

Approximate. internal area :
40.88 sqm / 440 sq ft

TOTAL APPROX FLOOR AREA

Approximate. internal area : 187.11 sqm / 2014 sq ft

Measurements for guidance only / Not to scale

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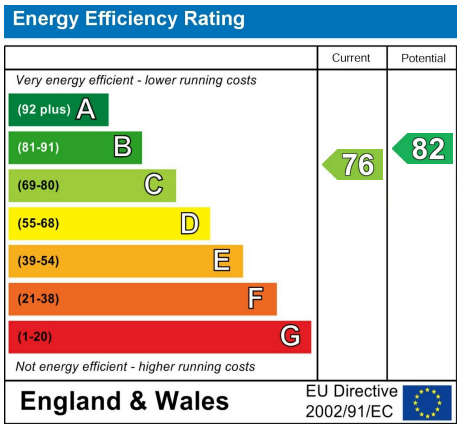
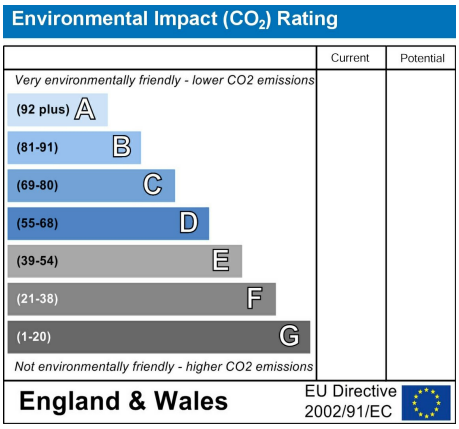
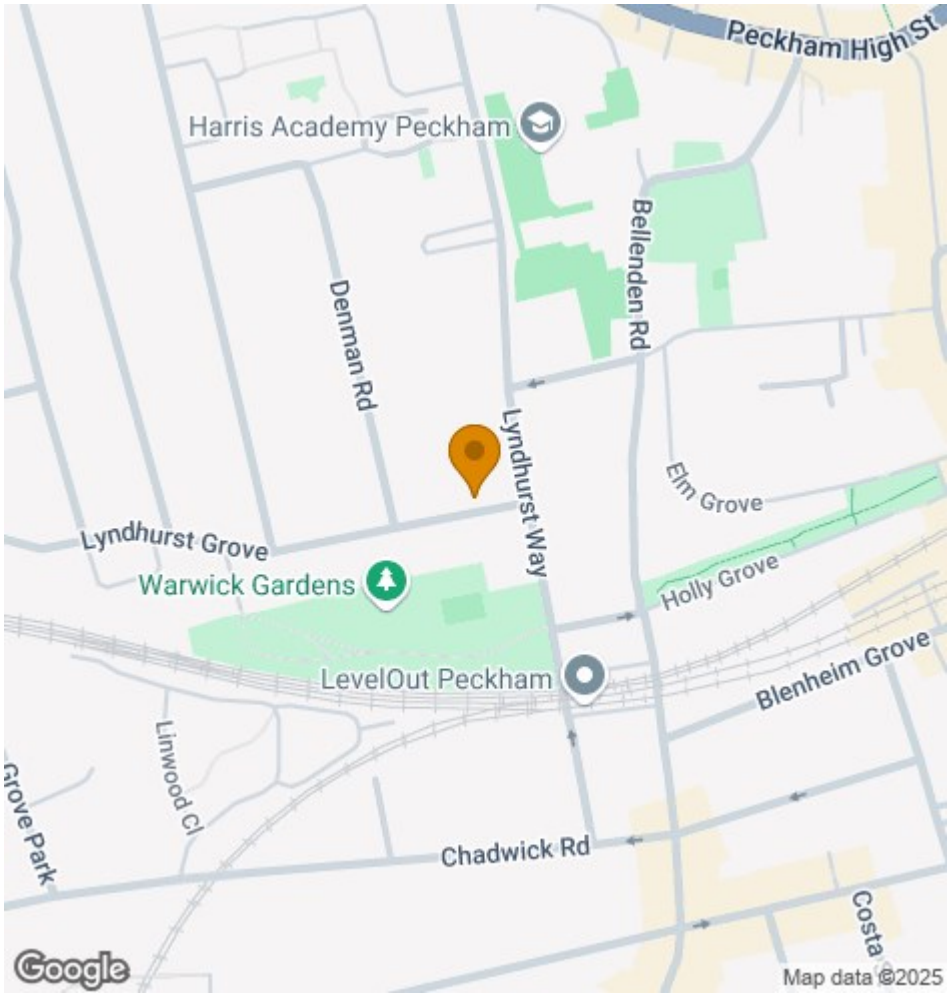
FREEHOLD





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.



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