

LYNDHURST WAY SE15
FREEHOLD
OFFERS IN EXCESS OF £1,750,000



SPEC

Bedrooms : 5
Receptions : 2
Bathrooms : 4

FEATURES

Off Street Parking
100+ Ft West Facing Garden



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**Grade II Listed Five Bed Four Bath Home with OSP and 100+ Ft Garden -
CHAIN FREE**

Albury House is a beautiful piece of architecture. Set over four floors, it has been sensitively renovated to optimise architectural features and space. Every aspect has been attended to, from re-wiring to replacement of period features. If the property looks familiar you'll have spotted it in any number of design magazines. It even received a mention in '150 of the World's Best 21st Century Houses' - now there's an accolade to be proud of! The addition of contemporary elements – an extension to create a huge garden room, new kitchen, spotlighting to all rooms, modern bathrooms and an alarm system - add to the total package. The architect designed extension boasts a zinc clad, sedum roof. With neutral carpeting and décor and a 100+ foot west facing garden this fine home is ready to move into, the perfect canvas on which to stamp your personality and create a truly elegant and spacious home.

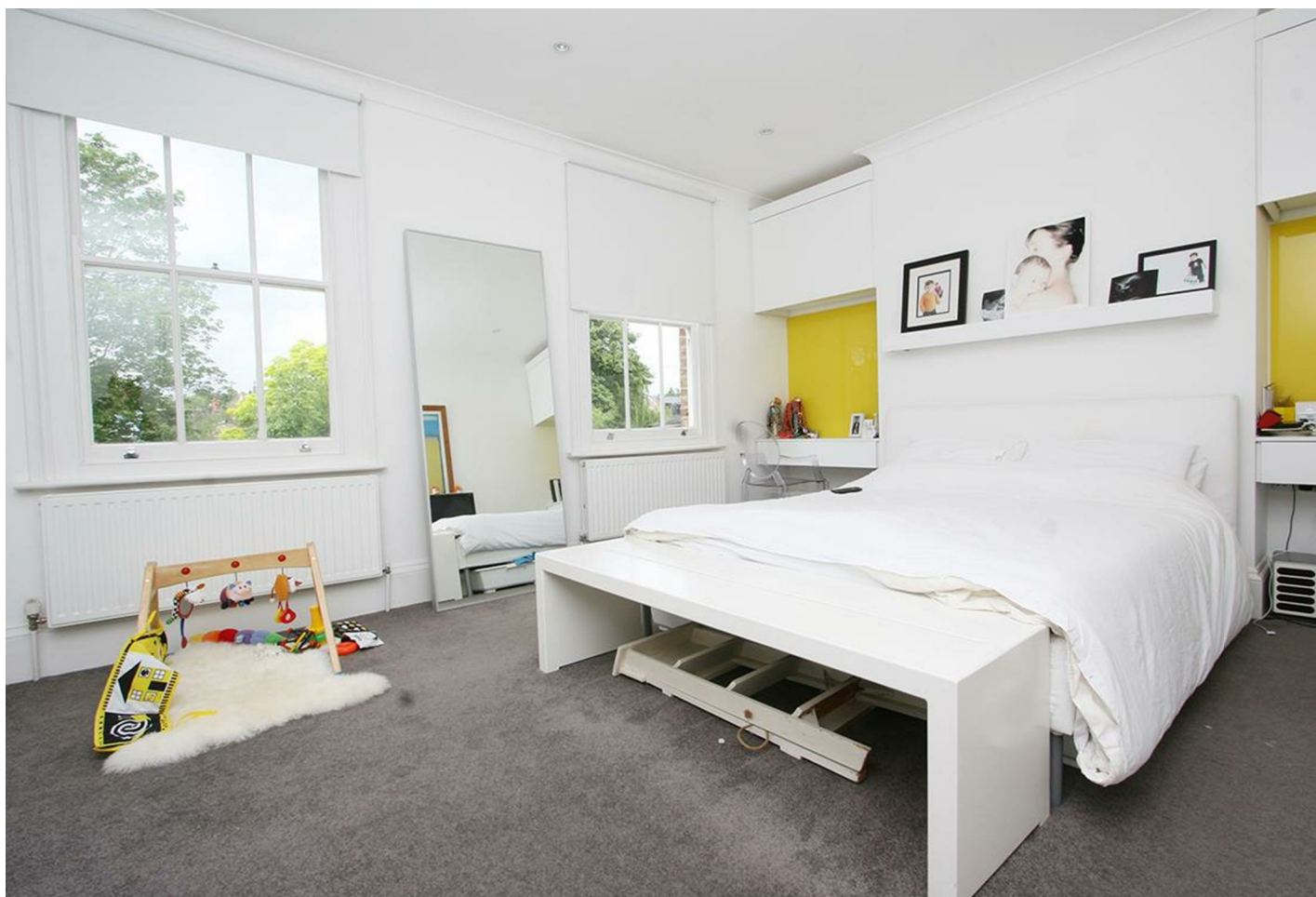
Up a flight of stone steps you enter on the raised ground floor, the name of the house in stained glass above the original front door. The hallway is wide and bright with ornate cornicing and polished wood floor across the entire ground level. To your left is a side door to the staircase access to the garden. Ahead is a beautifully light rear reception room with grey marble fireplace and two glorious tall sash windows overlooking the expansive back garden. Across the hall, to the front, is the second reception, again with marble fireplace and elegant sash window three sashes wide! Going downstairs you find a super size kitchen diner with an unspeakable amount of storage space, seamless white units (including floor-to-ceiling cupboards!) and, for the budding chef, twin ovens and a 5 burner stove. Slate flooring and contemporary pink splash backs create an atmosphere that's very modern and eclectic. The natural light throughout the Italian 'Tecnocucina' kitchen is unrivalled - huge skylights in the centre and glass sliding doors provide a great aspect onto the 100+ft garden. To the front of the house is a double bedroom with en suite shower room. A guest w.c and handy utility room to hide away the washing complete the lower floor. You also benefit from a space under the stairs for coats and wine.

Returning upstairs and on the first floor are two double rooms. The elegant master room at the rear overlooks the garden with two large windows and a wall of fitted wardrobes. Both bedrooms could easily accommodate super king beds! A shower room worthy of a king has a huge walk-in shower with rain-effect fitting, slate tiling and fitted size-zero spotlights around the mirror to make you feel like a star. Up again to the serene top floor where there are two more double bedrooms, each one bright and airy and a further large bathroom with white suite, separate shower cubicle, twin basins, mosaic tiling and ultra modern fittings.

Lyndhurst Way easily rivals Camberwell Grove for its large period homes and is within the carefully observed Holly Grove conservation area. It borders the burgeoning Bellenden Road area putting this house at the hub of the whole Peckham regeneration experience. Access to the city and West End is easy by car or public transport - take the ubiquitous no. 12 bus or walk five minutes to Peckham Rye station (zone 2) for fast and frequent services to Victoria, London Bridge and Blackfriars. The high street, Rye Lane, is a stone's throw for a cosmopolitan mix of food shops and other outlets. As for social life, good restaurants, bars and delis are on your doorstep and the Peckham Pulse, award winning library and Sunday farmers market are around the corner. This part of SE15 is also well located for East Dulwich and Dulwich Village where you have more excellent shopping, the Dulwich Foundation schools, the park and the Picture Gallery.

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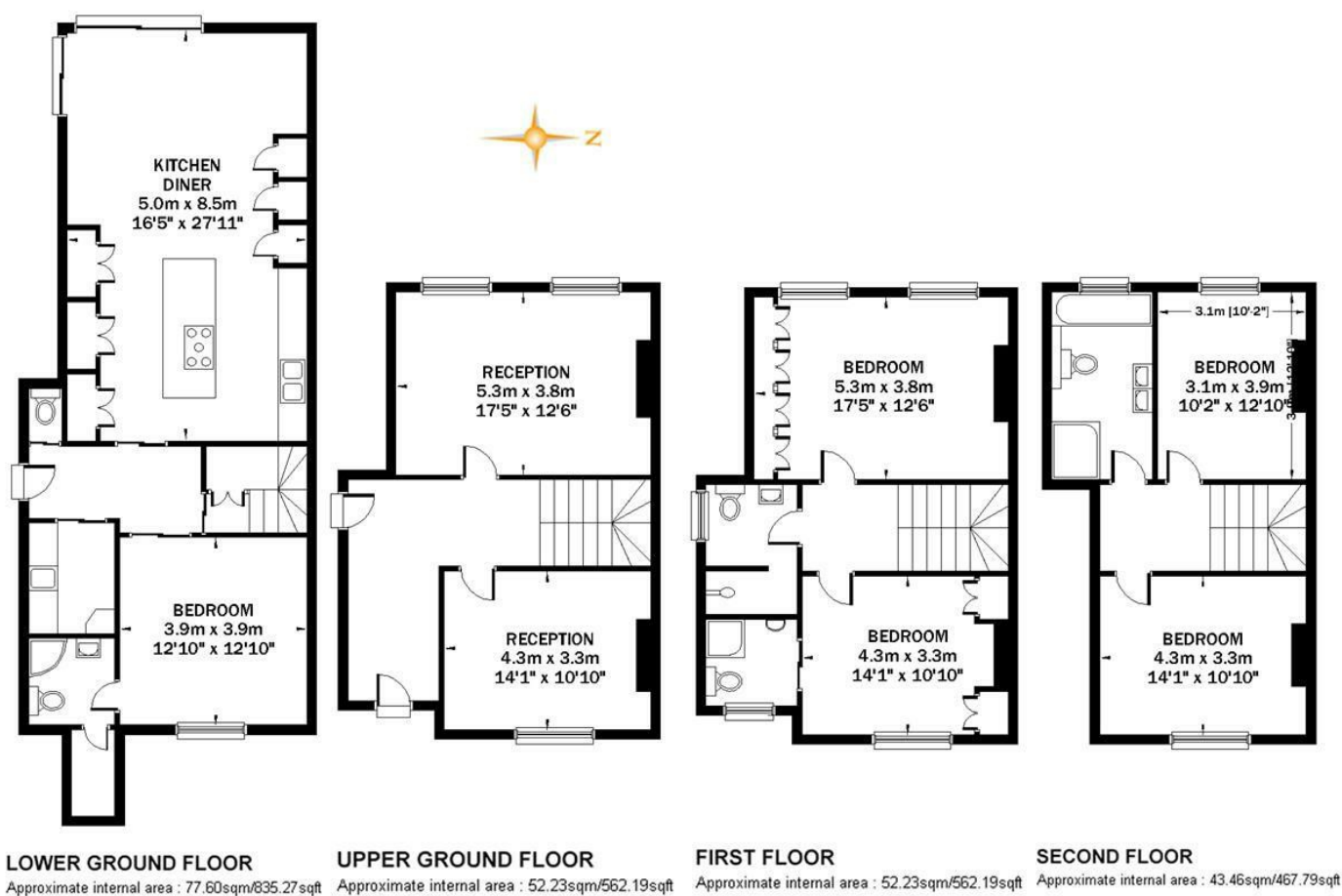
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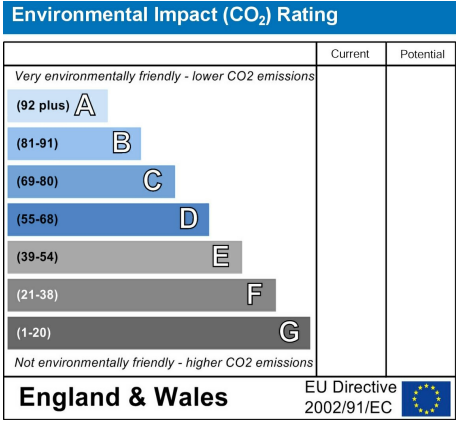
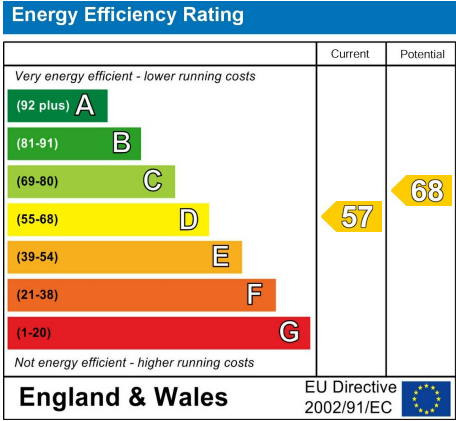


TOTAL APPROX FLOOR AREA

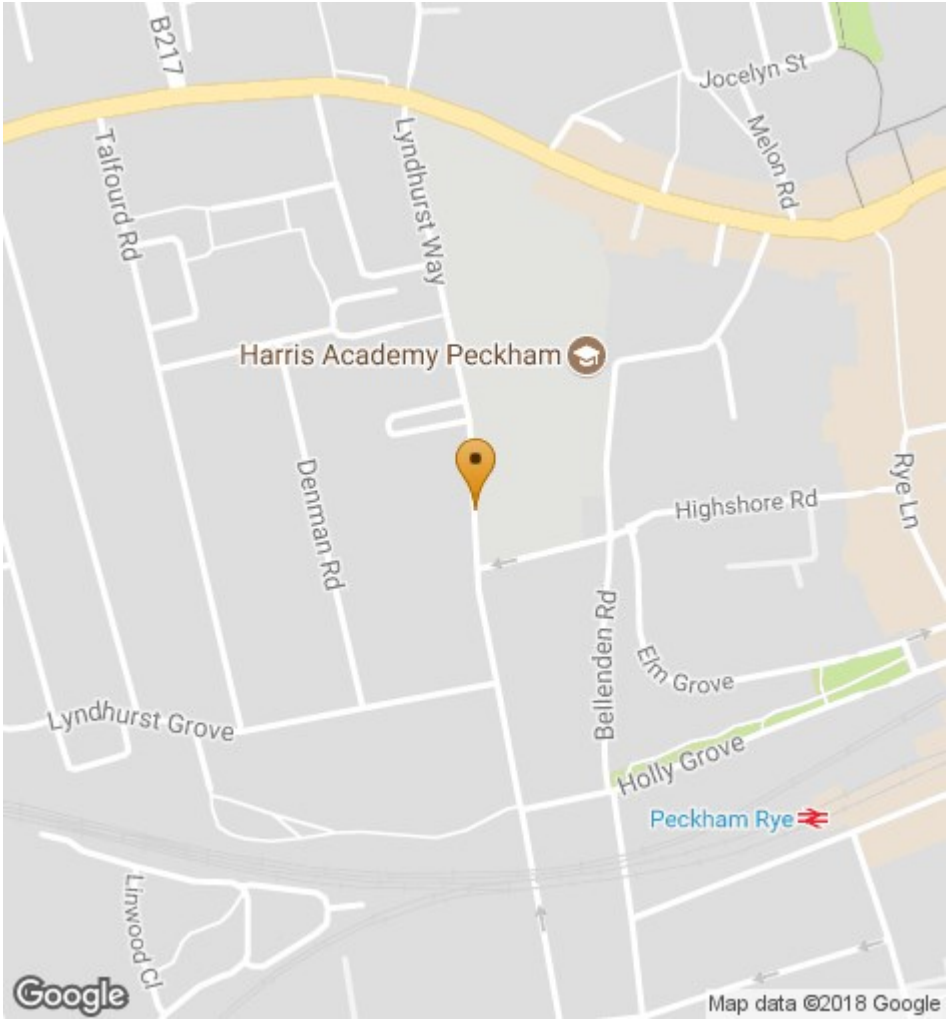
Approximate internal area : 226sqm/2427sqft
Measurements for guidance only / Not to scale

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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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