Wooster & Stock

LINDEN GROVE, NUNHEAD, SE15

LEASEHOLD

GUIDE PRICE £550,000 - £600,000

SPEC

Bedrooms : 2
Receptions : 1
Bathrooms : 1

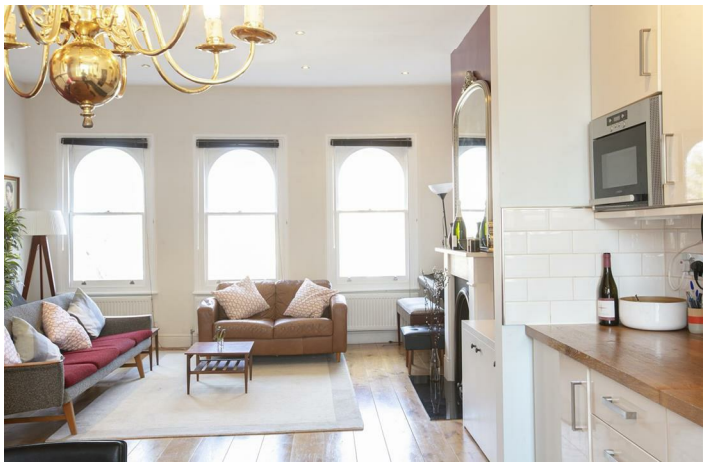
Lease Length : 149 years remaining
Service Charge : n/a
Ground Rent : n/a

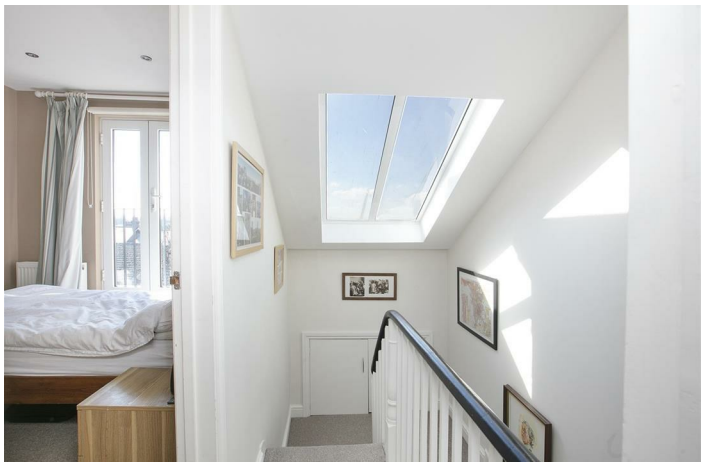
FEATURES

Split Level with Generous Proportions
Tonnes of Light and storage
Super Location
Leasehold

LINDEN GROVE SE15

LEASEHOLD





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GUIDE PRICE £550,000 to £600,000.

Spectacular Split Level Two Bedder With Impressive Proportions - CHAIN FREE.

This splendid two bedder sprawls generously over the top two floors of a well placed Victorian building. Boasting impressive proportions the accommodation comprises a huge, bright and tasteful living area with modern kitchen, two proper double bedrooms and a contemporary bathroom with underfloor heating. From here you can walk to Nunhead station in a mere seven minutes for swift services to Victoria, Elephant & Castle, Blackfriars, Farringdon, St Pancras and Luton. Peckham Rye station is walkable in less than 15 minutes for numerous mainline connections, including London Bridge. The much-loved London Overground Line will whisk you to Shoreditch, Islington and Clapham. You're also close to some highly regarded state primaries such as Edmund Waller and Ivydale and there are some great independent schools in nearby Dulwich and Herne Hill.

The house is set back from the street. A set of steps lead upward to the shared entrance. The inner hall leads upward to the large bathroom with both shower and bath. There's a modern white suite, heated towel rail and a fab walk-in utility room with plumbing for the washing machine. A few steps up on the landing leads to that fantastic L shaped living space. To the front, three arched sash windows provide a huge amount of light. There's a handsome mantel with coal effect gas fire, fitted storage, shelving and a lovely splash of plum on the chimney breast. To the rear of the space is the generous kitchen/diner with thick-cut oak counters, contemporary cabinets, four ring gas hob and oven. The dishwasher and fridge/freezer are integrated and there's plenty of space to dine 12. There's further storage on the upper landing and a huge skylight which ensures yet more daylight. The master bedroom fronts the street with a pretty dormer window and original sash window. Sloping eaves make way for yet more storage. The second double faces rear with fitted storage and a Juliette balcony.

Nunhead boasts lovely cafes, restaurants and pubs such as The Old Nun's Head which does a lovely craft pint and tasty fare as well as regular events and themed evenings. A butcher, fishmonger and greengrocer will save you the bother of leaving the locale too. The glorious and well kept secret Peckham Rye Park is just a stone's throw away. Games fields, arboretum, bowling green, duckpond and outdoor gym will appeal to all tastes. Carry on through the park and further afield you'll find the delightfully eccentric Horniman Museum, and Britain's oldest public gallery, Dulwich Picture Gallery. For fabulous views across the whole of London head to the top of One Tree Hill.

The property was subject to a subsidence claim in early 2022, which was attributed to the roots of a large sycamore tree located on an adjacent property. The tree has since been removed, and all necessary remedial works have been completed. The matter was fully resolved as of mid-2024, with supporting documentation available upon request.

Tenure: Leasehold

Lease Length: 149 years

Council Tax Band: C

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GROUND FLOOR

Approximate. internal area :
2.51 sqm / 27 sq ft

FIRST FLOOR

Approximate. internal area :
52.21 sqm / 562 sq ft

SECOND FLOOR

Approximate. internal area :
31.21 sqm / 336 sq ft

N

TOTAL APPROX FLOOR AREA

Approximate. internal area : 85.93 sqm / 925 sq ft

Measurements for guidance only / Not to scale

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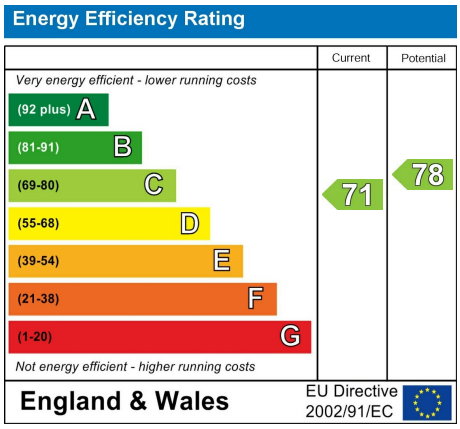
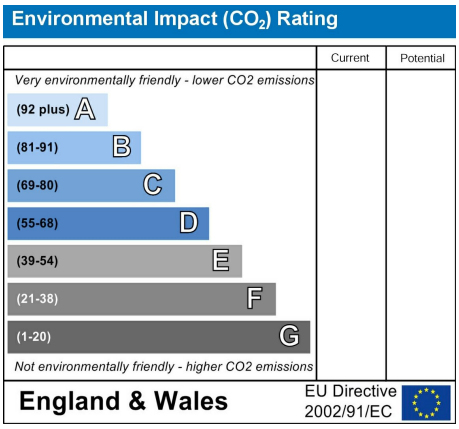
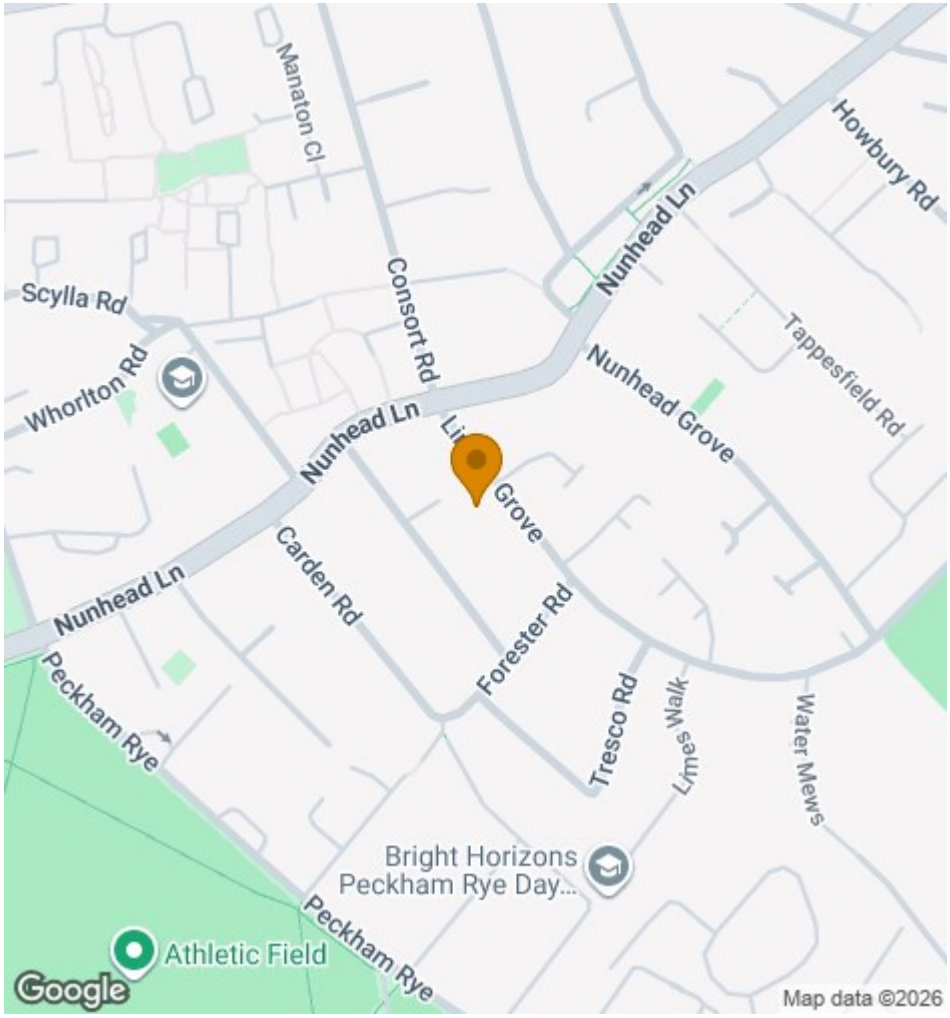




All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.



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