



## Lynton Road, London, SE1 5QX

### Offers Over £850,000 Freehold

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Nestled in the highly sought-after area of Bermondsey, this charming Victorian house on Lynton Road offers a splendid opportunity for those in search of a freehold property. Spanning just over 1100 square feet, this delightful home is ideal for a young family eager to make it their own.

Upon entering, you are welcomed by a spacious entrance hallway that leads to two reception rooms currently used as bedrooms, providing flexibility for your living arrangements. The bright and airy kitchen opens onto a generously sized garden, perfect for outdoor entertaining or simply enjoying the fresh air.

The first floor features three well-proportioned double bedrooms, complemented by a shower room, while an additional shower room is conveniently located on the ground floor. This property is being sold chain-free, making it an attractive option for buyers looking to move swiftly. It has also served as an excellent rental investment for the current owner, showcasing its versatility.

Lynton Road is a picturesque, tree-lined street located just moments away from a vibrant selection of local bars, restaurants, independent shops, and reputable schools, ensuring that all your daily needs are within easy reach. This delightful home truly offers the perfect blend of comfort, potential, and location, making it a must-see for anyone looking to settle in this thriving community. Whether you are a first-time buyer or an astute investor, this property is sure to impress.

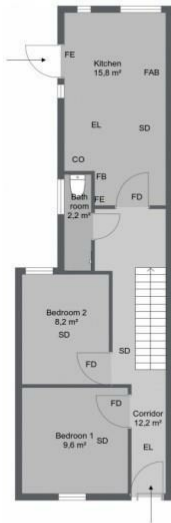
- THREE DOUBLE BEDROOM
- TWO RECEPTIONS
- TWO SHOWER ROOMS
- WELL MAINTAINED REAR GARDEN
- MODERN FITTED KITCHEN
- NO ONWARD CHAIN

#### Viewing

Please contact our Oppida Estates Ltd Office on 0207 232 2222 if you wish to arrange a viewing appointment for this property or require further information.



## 1. Floor



SD - Smoke Detector  
FD - 30 minute Fire Door  
CO - Heat Detector  
EL - Emergency Light  
FB - Fire Blanket  
FE - Fire Extinguisher  
FAB - First Aid Box  
FE - Fire Exit



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		60	76
EU Directive 2002/91/EC			



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