



Linden Grove, SE15
Guide £400,000 - £425,000

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In general

- Two double bedrooms
- Modern bathroom suite
- Excellent, quiet location
- Close to Nunhead Train Station
- Lease extension upon completion
- Chain free
- Near to Peckham Rye and Nunhead Cemetery Park
- Private outside space

In detail

A large, beautifully presented, two double-bedroom apartment for sale on Linden Grove in the heart of Nunhead.

Boasting over 740 sq ft, the property is situated on the second floor and comprises two double bedrooms, beautiful, modern bathroom suite and a spacious open plan kitchen/reception room with benefit of a north-facing private balcony.

The location offers easy access into The City and Canary Wharf with regular services from Nunhead station just half a mile away as well as bus connections into the neighboring Peckham, East Dulwich and Brockley.

There is an abundance of green space and parks such as Peckham Rye, Nunhead Green and Dulwich Park as well as excellent pubs, cafes nearby.

Lease extension prior to completion is an option.

Early viewings are highly recommended, call the Pedder Peckham Sales Team today to arrange your viewing.

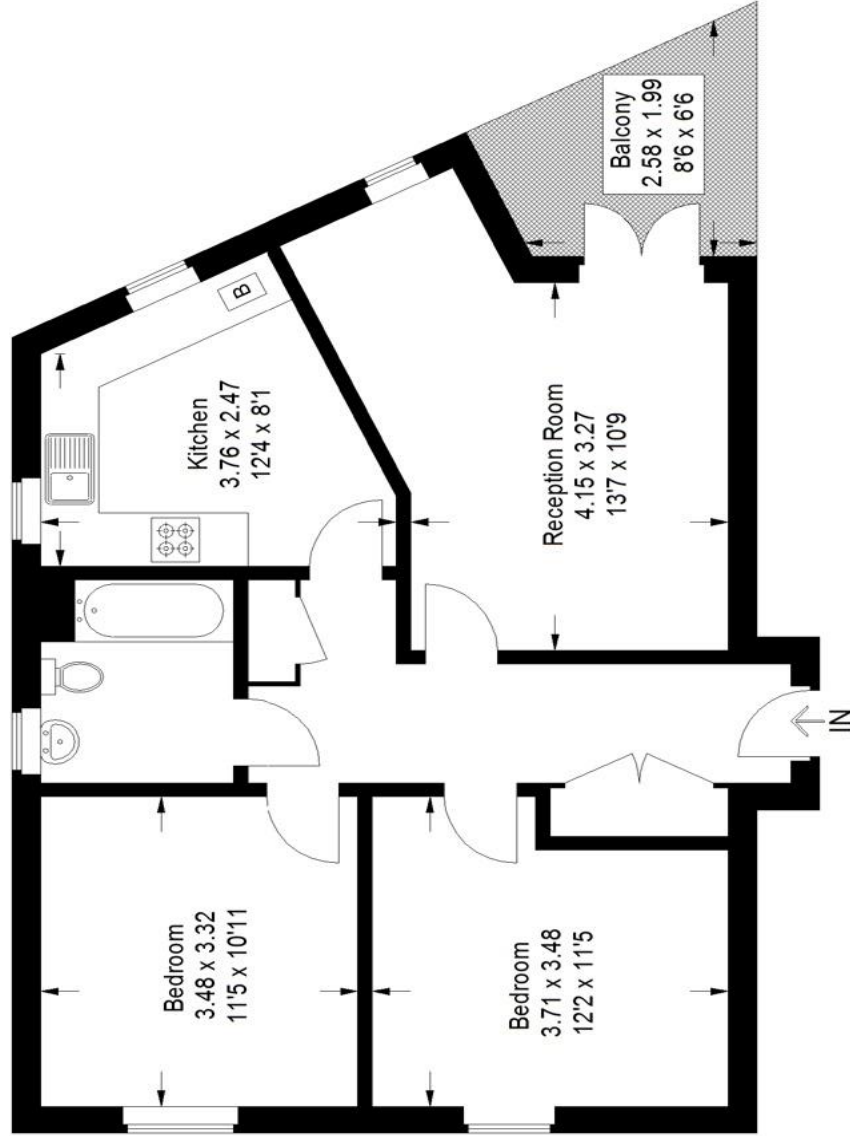
EPC: B | Council Tax Band: C | Lease Term Remaining: 82 Years | GR: Peppercorn | SC: £108.21 per month | BI: Included in service charge



Floorplan

Linden Grove, SE15

Approximate Gross Internal Area
69.3 sq m / 746 sq ft



First Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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