



LYNDHURST GROVE, LONDON, SE15
£975,000 FREEHOLD

Winkworth are delighted to welcome to the market this beautiful six bedroom victorian House located in the sought after Lyndhurst Grove.

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Forest Hill | foresthill@winkworth.co.uk
winkworth.co.uk



DESCRIPTION:

Period House | 1,673 Sq. ft | Six genuine double bedrooms | Large reception room | Open plan Kitchen/ Dining Area | Roof terrace and private garden | Freehold | Excellent investment property | Yield 8% | Approval to extend | No onward chain |



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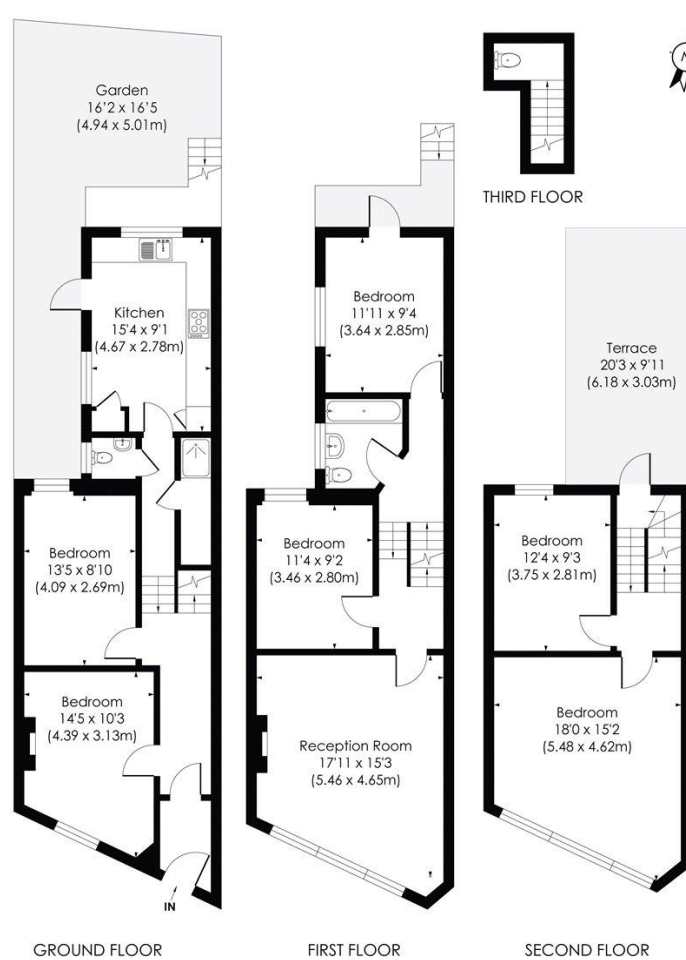


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LYNDHURST GROVE, SE15

Approx. Gross Internal Floor Area
1673 Sq. ft/155.4 Sq. m



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PROPERTY MARKETING

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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 66 | 67 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

COUNCIL TAX BAND- E LOCAL AUTHORITY - Southwark TENURE- Freehold

SERVICES: Mains Electric, Gas, Drainage & Water.

BROADBAND: Ultrafast & Standard Broadband Available. Checked on Openreach Oct 2024.

MOBILE SIGNAL: You are likely to have good voice coverage with most mobile providers, you are likely to have limited data coverage with some providers

HEATING: Gas Central Heating

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