

MUNDAY'S

Linnell Road, Camberwell

£1,195,000



Best and final offers invited by 10am, Thursday 27th February.

Delightful bay-fronted Victorian house of 1366 square feet, with three bedrooms plus a loft room, on one of the lovely 'Lyndhurst toast-rack' quiet back streets, just a 10 minute walk from Denmark Hill Station (/14 to Peckham Rye Station). A pretty walled garden seals the deal.

*Munday's Estate Agents Ltd.*  
2 Mary Boast Walk  
London SE5 8SP  
020 3318 8900

[www.mundays.com](http://www.mundays.com)

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## Linnell Road



Approximate Gross Internal Area  
 GROUND FLOOR = 554 sq ft / 51.47 sq m  
 FIRST FLOOR = 523 sq ft / 48.59 sq m  
 SECOND FLOOR (Excluding Reduced Headroom) = 243 sq ft / 22.68 sq m  
 (Reduced Headroom) = 46 sq ft / 4.27 sq m  
 Total = 1366 sq ft / 126.92 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)

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= Reduced headroom below 1.5 m / 5'0

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