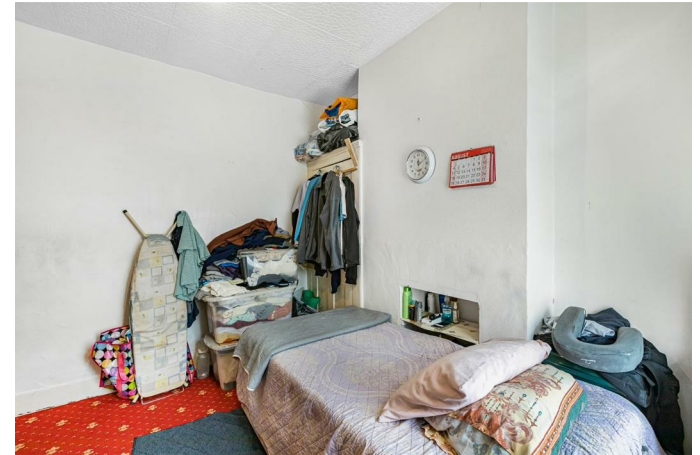




HUNTERS[®]

HERE TO GET *you* THERE

Ivanhoe Road, London, SE5 | £800,000
Call us today on 020 7708 2002



- Three Double Bedrooms
- Double Reception Room
 - Private Rear Garden
 - Victorian
- Gross Internal Area 131m2

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	88
(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	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(82 plus) A	88
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

Introducing this well presented three-bedroom House with a double reception and a Private Rear Garden.

Internally you are presented with a spacious double reception room offering space to relax and entertain, finished with wood flooring and a bay window to the front of the house. The kitchen offers space for a dining table and chairs, and is fitted with wall and base units, an integrated oven and hob and space for plumbing and white goods. The garden rolls out from the kitchen, and is a generous size, just add your favourite plants and herbs. Heading up to the first floor you will find three bedrooms, all offering space for a double bed and furniture, with two fitted with built in storage. There is a three-piece bathroom suite, located in the property, fitted with a toilet, a sink, and a bath perfect for a relaxing soak.

Ivanhoe Road is a 0.4 mile walk away from East Dulwich Station offering services to London Bridge, Beckenham Junction, and Sutton. Denmark Hill station is also a 0.9 mile walk away. Denmark Hill station offers services to Victoria, St Pancras and Blackfriars. London's orbital Overground network also offers links to Clapham and Shoreditch, while nearby bus routes offer fast and frequent 24-hour services to all four corners of the city. Camberwell is known for its impressive array of independent shops, bars and restaurants.

Tenure: Freehold

Council Tax Band: E

Authority: London Borough of Southwark

Parking: On Street Parking

Construction: Standard Construction

Electricity: Connected to mains electricity

Water and drainage: Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: Connected to mains sewerage

Heating: Central heating, Mains gas

Building Safety Issues: No

In a Conservation Area: No

Approximate Gross Internal Area 1408 sq ft – 131 sq m
Lower Ground Floor Area 334 sq ft – 31 sq m
Ground Floor Area 545 sq ft – 51 sq m
First Floor Area 529 sq ft – 49 sq m



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

29 Denmark Hill, Camberwell, SE5 8RS | 020 7708 2002
| Camberwell.Sales@hunters.com

HUNTERS[®]
HERE TO GET *you* THERE