

IVANHOE ROAD, CAMBERWELL, SE5
FREEHOLD
GUIDE PRICE £1,000,000

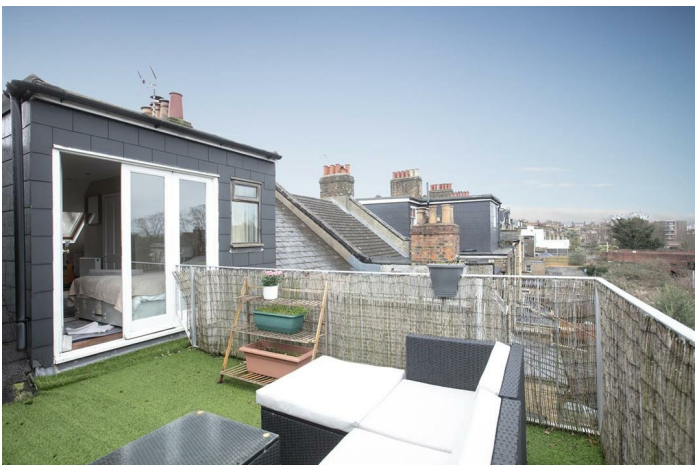


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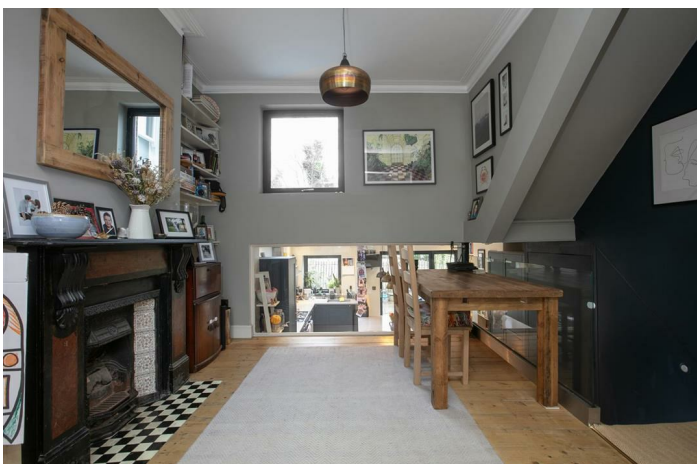
Bedrooms : 4
Receptions : 1
Bathrooms : 2

FEATURES

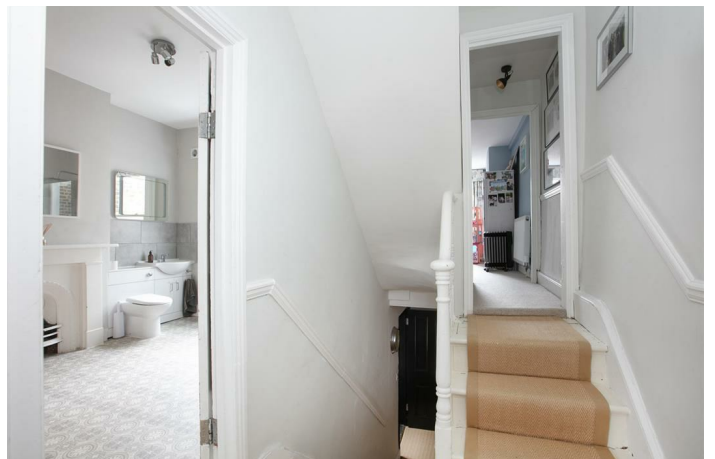
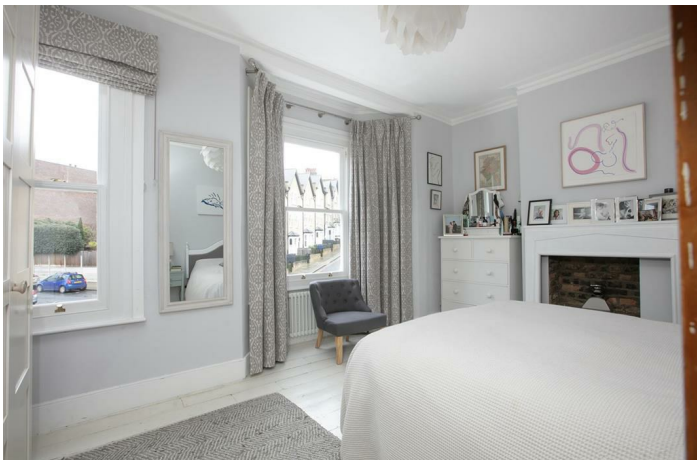
Popular Mature Location
Wonderful Period Features
Architect Designed Split Level Living Area
Decked Rear Garden
Freehold



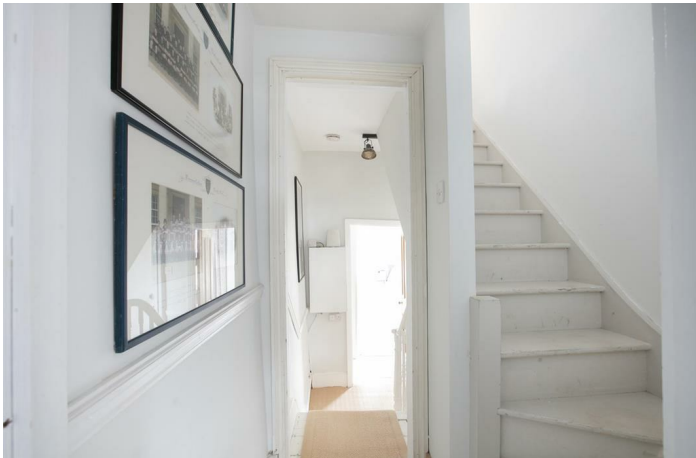
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Wonderful Four Bedroom Period Home With Original Features and Decked Garden.

GUIDE PRICE: £1,000,000 to £1,100,000.

This charming four bedroom Victorian Home is set over three and a half beautifully presented floors and boasts the perfect marriage of traditional and contemporary. Deftly augmented to include a uniquely spacious split level, open plan living dining/kitchen area, the property makes ingenious use of space throughout. The accommodation comprises four lovely bedrooms, master en suite, huge family bathroom, guest wc, kitchen/diner and gorgeous double reception. The rear garden is ample for entertaining and there's a sprinkling of original features too. A fine option! Transport is a cinch with nearby East Dulwich Station offering swift services to London Bridge. Denmark Hill has Victoria services and the much loved London Overground Line which will whisk you to Clapham, Shoreditch and Canada Water for the Jubilee Line.

The hall introduces the high ceilings you'd expect of the era along with original cornicing, corbels and dado rails. The living area may be accessed through either of two doors on your left. It's a superbly arranged space, enjoying light from the front bay window, rear picture-window and through the glass wall which supplies lofty views over the kitchen/diner. It's a place for living, lounging and entertaining. The lounge area boasts low-level storage units, shelving and a wood burner. A pretty integrated window seat and additional period feature fireplace continue the charm offensive. A half-flight with sensor track lighting descends past cellar access to the kitchen which has oodles of counter space. Bifold glass doors open rear to the decked garden. Appliances include a five ring gas range, Integrated fridge and dishwasher. There is more built-in storage space under the internal window, which is a big space and very useful.

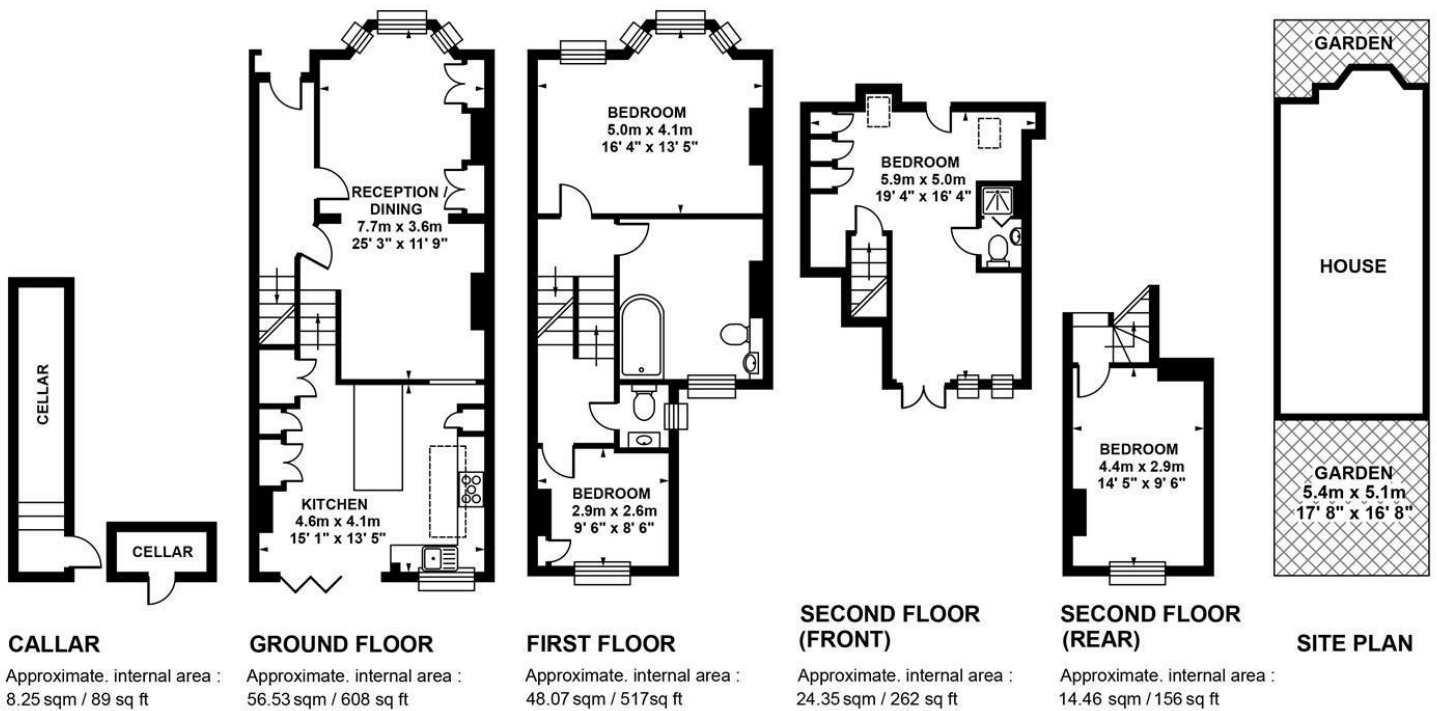
Heading upward to the first return you meet a well-proportioned landing. A side aspect WC with gorgeous period wash stand sits to your left. The first of your bedrooms, currently laid out as an office, enjoys rear views and 'Hague blue' walls for a tasteful studios vibe. The first floor supplies a lovely full-width double bedroom with feature mantel and bespoke storage. A sweeping streetscape will also catch the eye. Next to this sits a super sized family bathroom with rolltop bath and dainty feature fireplace. The rear raised section of this floor has a further rear-facing double bedroom. The final climb rewards with a huge master bedroom with adjoining ensuite shower room.

This is a wonderful pocket of south Camberwell on the borders of East Dulwich. The London Overground at Denmark Hill offers fast and frequent services to Clapham High Street, Clapham Junction, Islington, Shoreditch and Canary Wharf (via Canada Water). This is in addition to regular Victoria services. East Dulwich is great for London Bridge. Both are walkable in less than 10 minutes. You can get the weekly shop done in the Sainsbury's Superstore on Dog Kennel Hill, just a few minutes away on foot. Or head down to Lordship Lane for more interesting shops and some fantastic foodie outlets. If you don't want to cook, you have the lovely Victoria Inn gourmet pub in Bellenden Village and there are a further host of fab watering holes in Camberwell. We love The Hermit's Cave, The Crooked Well and The Camberwell Arms for an award winning roast.

Tenure: Freehold

Council Tax Band: E

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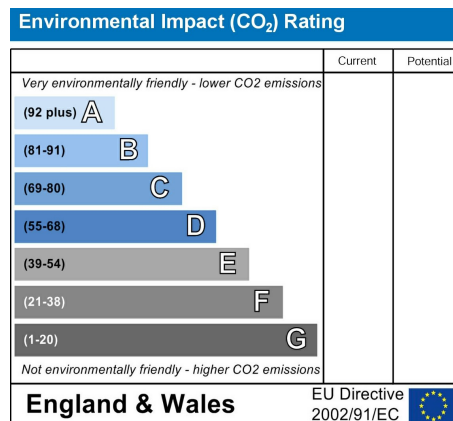
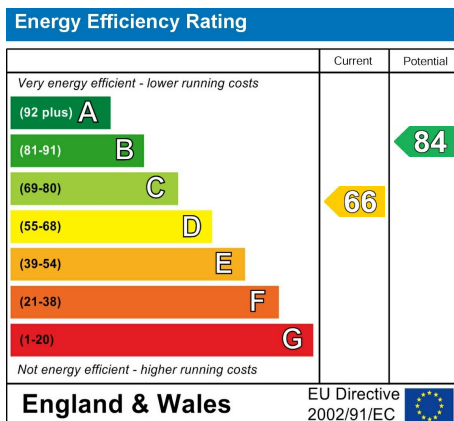


TOTAL APPROX FLOOR AREA

Approximate. internal area : 151.66 sqm / 1632 sq ft

Measurements for guidance only / Not to scale

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All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.

