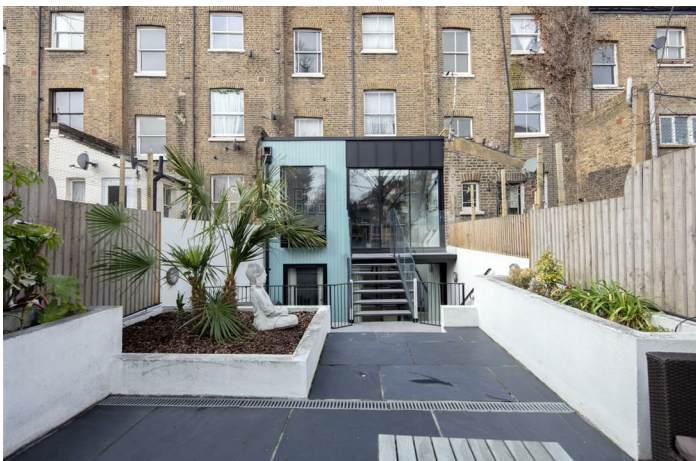


DAGMAR ROAD, CAMBERWELL, SE5
LEASEHOLD
GUIDE PRICE £1,000,000



SPEC

Bedrooms : 3
Receptions : 1
Bathrooms : 2

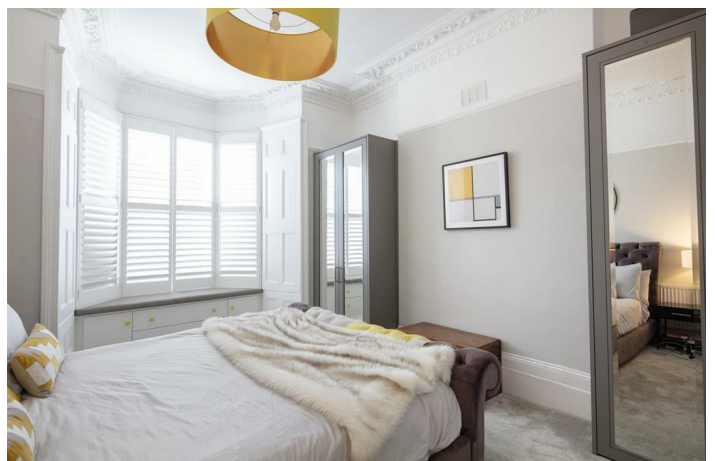
Lease Length: 90 years remaining
Service Charge: £975 per annum
Ground Rent: £10 per annum

FEATURES

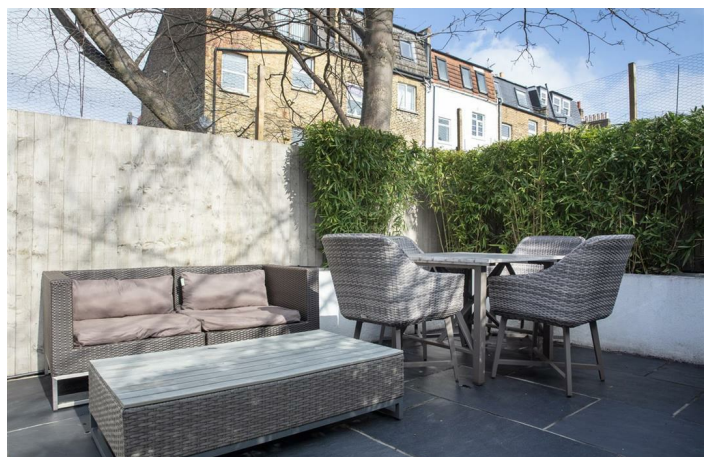
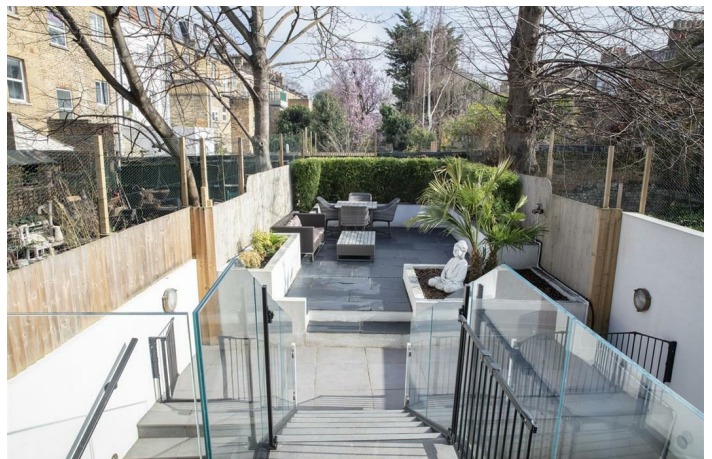
Stunning Architect-Designed Rear Extension
Landscaped Split-Level Rear Garden
Spread over Two Gorgeous Floors
Stylish Decor Throughout
Leasehold



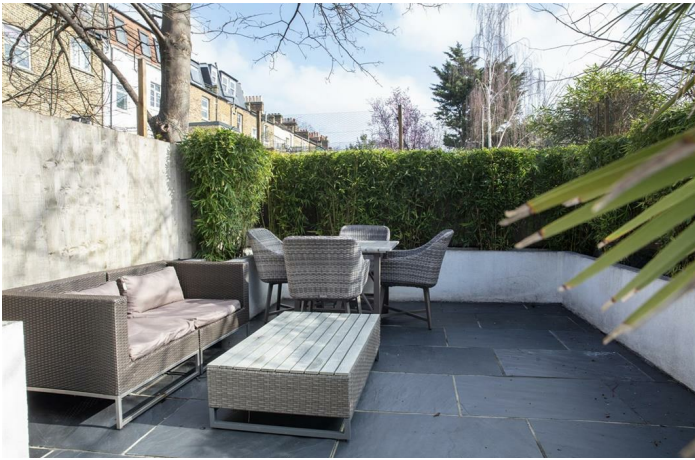
DAGMAR ROAD SE5
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Sublime Split-Level Three Bedder with Study and Magnificent Private Garden - CHAIN FREE.

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

Seeing is believing this utterly fantastic split level three-and-a-half-bedroom period beauty. Spread generously over the upper and lower ground floors of a handsome and well-placed Victorian building, the property has been expertly augmented to include a state of the art architect-designed rear extension which leads to your private rear garden. It's manicured to perfection and begging for entertaining. The accommodation boasts a spacious and thoughtful layout and comprises a bright, slick open-plan kitchen-diner/living space to include all purposes, three gorgeous double bedrooms (master en suite), study/single bedroom and bathroom. Tiling by 'Mandarin Stone' will also impress no end! Location wise you simply could not ask for more. Dagmar Road has no through traffic to Peckham Road, making it peaceful and quiet. Denmark Hill and Peckham Rye Stations are each within 10 minute walk. The seemingly endless social attractions of Camberwell and Peckham beckon you at every turn. That's bars, eateries, clubs, art, culture and green spaces. Dive in!

Enter on the lower level through a private entrance to an inviting hallway with gorgeous hardwood parquet flooring. The decor, as throughout, is neutral and classy and you'll notice the hallway is wider than in the average period property. The first of your bedrooms fronts the street through a wide bay of sash windows with plantation-shutters. A snazzy bathroom comes next with yummy tiling along the bath and large trough-style wash hand basin. There is a drencher fitting, wall-hung loo and heated towel rail. Bedroom two, another fine double, is currently used as a large office/reception space. It's carpeted and leads, via glass doors, to a fab lower patio with tiered planter beds and grand steps leading upward to the garden. A third bedroom/study sits next door with similar access to this splendid outside space.

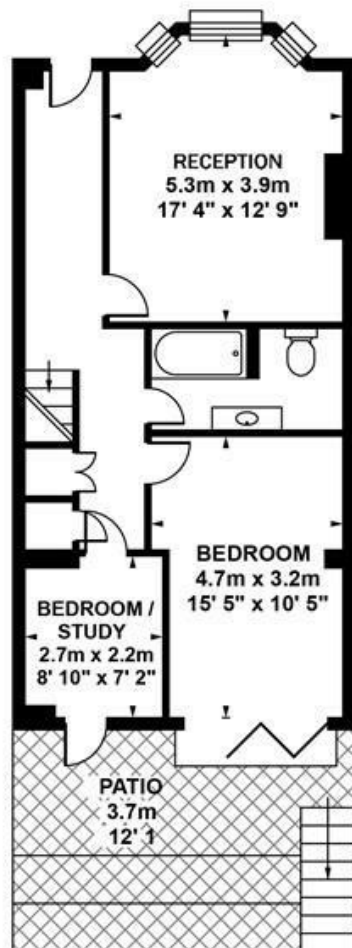
Moving upward to the gracious upper ground floor you meet a masterful main bedroom facing front through another wide bay of sash windows. A charming window seat has been deftly instated below and bestows handy storage opportunities too. Some magical cornicing sits overhead with impressively maintained detail and there are picture rails for good measure. Bespoke luxury 'Neatsmith' mirrored wardrobes hug the chimney breast neatly. The adjoining en suite shower room hosts a drencher and modern suite. Last, but certainly not least, comes your superb L-shaped living space which faces onto a wall of wonderful glass doors. There's an additional rear-facing 'Oriel' picture window which doubles as a seating area - it's most impressive. A large skylight allows yet more light gush inward. The kitchen area has custom made granite counters and plentiful cabinet space on the three sides. Appliances include fridge/freezer, dishwasher and a four ring gas hob. A super dooper 'Quooker' tap offers hot, cold AND sparkling water! There's oodles of formal dining and seating space and access through the glass doors to the rear garden. Here you enjoy a raised patio for sun-baking, barbequing and evening vino.

This fabulous apartment is well placed for all sorts of amenities - the South London Gallery and Camberwell College of Arts plus The Villa nursery and all the Bellenden Road shops. You have all sorts of buses at the end of the road as well as a Post Office. A 10 minute walk has you at either Denmark Hill or Peckham Rye stations (both Zone 2) with services to Victoria, Blackfriars, Farringdon and beyond (to St Albans and Stansted even!), or east to London Bridge and Cannon Street. The London Overground Line is proving a major hit with swift connections to Clapham and Shoreditch. Peckham supplies yet more social enticements. Camberwell offers some fine spots for dining including Silk Road, Nandines, Forza Win and the popular Toad Bakery. We also love Frank's Cafe roof top bar and restaurant - great for some tunes and views. The much-loved Prince of Peckham is just a short stroll for some fab chicken wings and the Copper Tap is also close by.

Tenure: Leasehold

Lease Length: 90 years

Council Tax Band: C



LOWER GROUND FLOOR

Approximate internal area :
62.80 sqm / 676 sq ft



GROUND FLOOR

Approximate internal area :
51 sqm / 549 sq ft

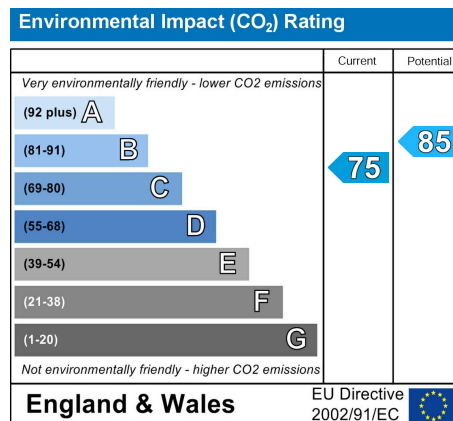
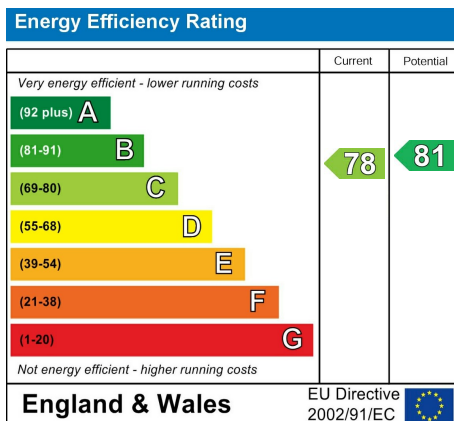


TOTAL APPROX FLOOR AREA

Approximate internal area : 113.80 sqm / 1225 sq ft

Measurements for guidance only / Not to scale

DAGMAR ROAD SE5
LEASEHOLD



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.

