

IVANHOE ROAD, CAMBERWELL, SE5  
LEASEHOLD - SHARE OF FREEHOLD  
GUIDE PRICE £500,000 TO £550,000





## SPEC

Bedrooms : 1

Receptions : 1

Bathrooms : 1

Lease Length: 960 years remaining

Service Charge: none

Ground Rent: none

## FEATURES

Private and Pretty Patio Garden

Architect Designed Kitchen Extension

Stylish Decor Throughout

Underfloor Heating with Nest Control

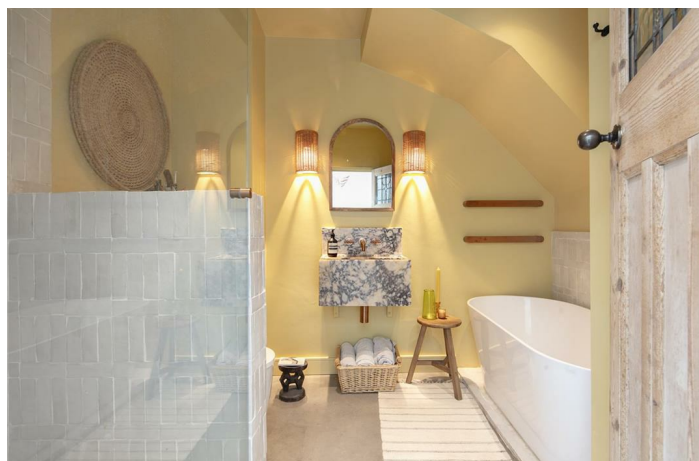
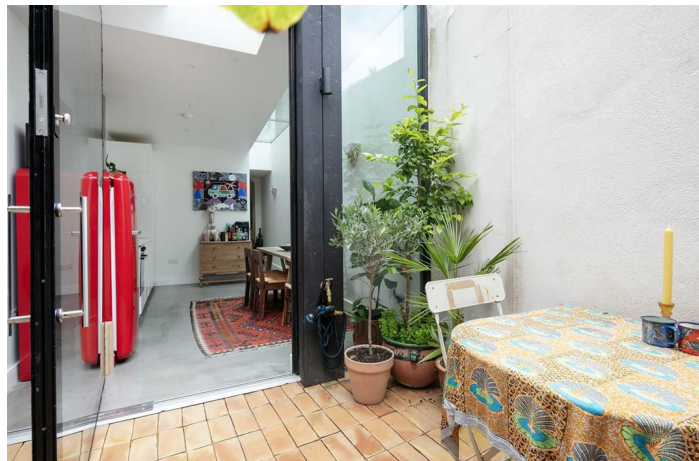
Bright Double Bedroom

Share of Freehold





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Stunning Architect Designed One Bedder with Pretty Patio Garden.

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Boasting a picture-perfect finish awash with expertly chosen fixtures and surfaces, this top notch architect designed one bedder enjoys every advantage. From its sumptuous polished concrete flooring to the magically bright side return skylight which floods the kitchen/diner and living with airiness - it's truly a space of distinction. The accommodation comprises a wonderful double bedroom, comfortable lounge, magnificent full-width kitchen/diner and handsome bathroom. There's also a Mediterranean style patio garden with peaceful and private appointment to the rear. Underfloor heating and tiling by Bert and May add to the charm. The immediate area is wonderfully friendly with numerous gatherings and social events. There's even a gardening WhatsApp group which keep the locale looking lush. 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.

Enter directly into your beautifully arranged living room which has gorgeous neutral décor, tiled feature alcove, recessed storage and the first of those fabulous concrete floors. The double bedroom, accessed through neat double period wooden doors, has Sisal flooring and a front aspect sash with louvered blinds. A long and light side hallway invites you to the rear to find a well arranged bathroom with walk-in shower, brass fittings, large free standing contemporary bath and a most impressive marble wash hand basin. A pretty 1930's door with stained glass finishes it to perfection! Last but certainly not least comes your amazing kitchen/diner which soaks in daylight all year round. Modern cabinet and counters sit on the right hand side with marble splashbacks, integrated fridge freezer, four ring hob and oven. There's plenty of space for dining and entertaining. A fantastic wide glass door pivots open to your pretty patio garden which is part tiled and supplies a peaceful and private spot for al-fresco dining.

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 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: Share of Freehold

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Council Tax Band: B

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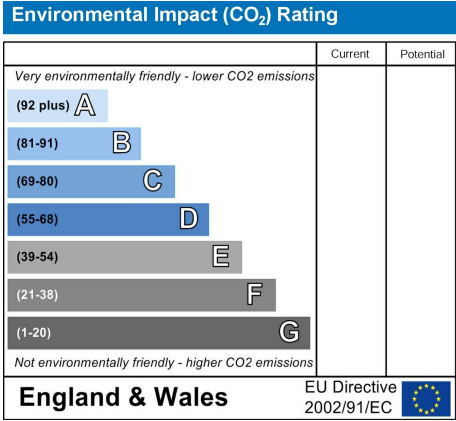
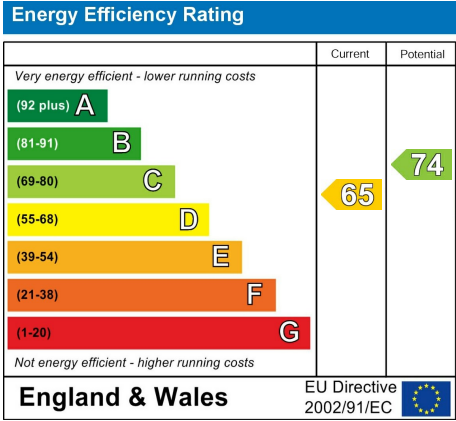
**GROUND FLOOR**

Approximate Internal Area :-  
45.85 sq m / 494 sq ft

**TOTAL APPROX.FLOOR AREA**

Approximate Internal Area :- 45.85 sq m / 494 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.

