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Ivanhoe Road, Camberwell, SE5

£525,000

Leasehold

Two double bedroom split level Victorian conversion apartment in an excellent location.



Local Transport

Denmark Hill

Approx. 800 metres away
Destinations: **Blackfriars, Kings Cross, Victoria, Clapham Junction and Canada Water** (for connection to Canary Wharf).

East Dulwich

Approx. 400 metres away
Destinations: **London Bridge.**

185, 176, 40

Approx. 400 metres away
Destinations: **Victoria, Waterloo, Charing Cross Road, Tottenham Court Road & London Bridge.**

Two double bedroom

Two bathrooms

Split Level

This spacious two double bedroom apartment is to be found on the upper floors of a pretty period property on Ivanhoe Road, a quiet road tucked away just behind Dog Kennel Hill. The flat, which was extended by the current owners by a loft extension, is being sold chain free. It is roughly equidistant from the centres of each of East Dulwich, Peckham and Camberwell. So, within a ten to fifteen minute walk you can be enjoying the bars, restaurants and independent shops of any of these increasingly fashionable south London neighbourhoods. The Bellenden area of Peckham is less than a 10 minute stroll away.

Both Denmark Hill (which provide direct services into Victoria (13 mins), Blackfriars (14 mins), City Thameslink (16 mins) and King's Cross/St.Pancras (24 mins) as well as

London Overground services providing connections to Jubilee line services to Canary Wharf) and East Dulwich railway stations (providing additional direct services to London Bridge (c.10 mins)) are within an easy walk of the property and frequent bus services are available within a few minutes walk on Dog Kennel Hill to destinations including the City and West End.

You approach the property through the small front garden along the black and white tiled path passing, on your left, a secure bicycle storage unit that belongs to this apartment.

Upon entering the building you find yourself in the communal hallway with its wooden flooring. From the hallway you take the stairs up to the door of the apartment.

You enter the apartment into the first half landing where you will find the kitchen and the bathroom. At the rear of the apartment at this level is the kitchen. This is nicely fitted with a range of wooden units and a dark grey work surface. There is an integrated oven and hob, dishwasher, washing machine, fridge and freezer. This is a lovely bright room with windows to both the rear and side aspects.

Adjacent to the kitchen is the bathroom. This is fitted with a white three-piece suite, comprising bath with over bath shower, low-level WC and hand basin. There is also a heated towel rail.

Returning to the first half landing a flight of stairs takes you up to first floor proper. Here you will find the first of the bedrooms and the reception room. The first bedroom is a comfortable double room with a sash window looking out to the rear onto surrounding gardens. There is built-in storage to one of the chimneybreast recesses and the other has some built-in shelving.

At the front of the property at this level is the reception room. This is, again, a bright room with two large sash windows looking down onto Ivanhoe Road.



The reception also benefits from a period cast-iron fireplace with built-in shelving to both chimneybreast recesses. There are stripped boards to the floor and the room is sufficiently spacious to accommodate both dining and sitting areas.

From the first floor landing a staircase with open wooden balustrade leads up to the loft extension where you will find the second bedroom and shower room. The shower room is slickly fitted with a three-piece suite comprising walk-in shower enclosure, low-level WC and hand basin. There is contemporary contrasting tiling to the floor and walls. Adjacent to the shower room is the second bedroom. This is a very generous double room with two Velux roof windows looking out to the front. One entire wall of this bedroom has been set aside to a range of built-in storage and there is also some eaves storage, ideal for larger items such as suitcases that are seldom used.

This is a spacious, nicely finished flat in a great location. Your early viewing is recommended.

Ivanhoe Road, SE5

Approximate Gross Internal Area

First Floor = 43.5 sq m / 468 sq ft

Loft Floor (Excluding Eaves) = 22.8 sq m / 245 sq ft

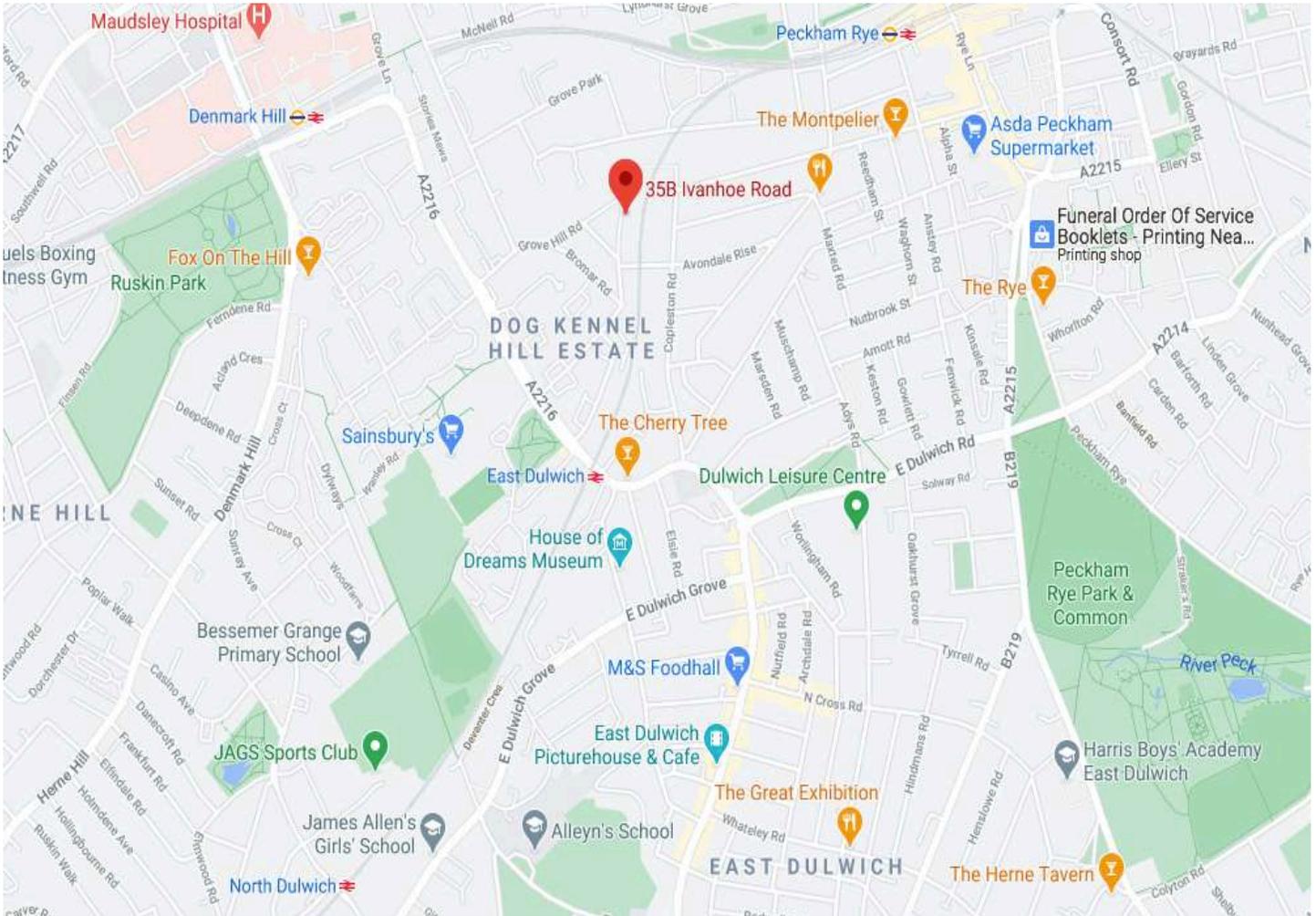
Total = 66.3 sq m / 713 sq ft



First Floor

Loft Floor

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. (ID682655)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	70	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

To arrange a viewing of this property please call us on 020 7737 8047 or visit www.no-flies.co.uk for further details.

Viewing strictly by appointment only with No-Flies.