



Ivanhoe Road, Camberwell, SE5

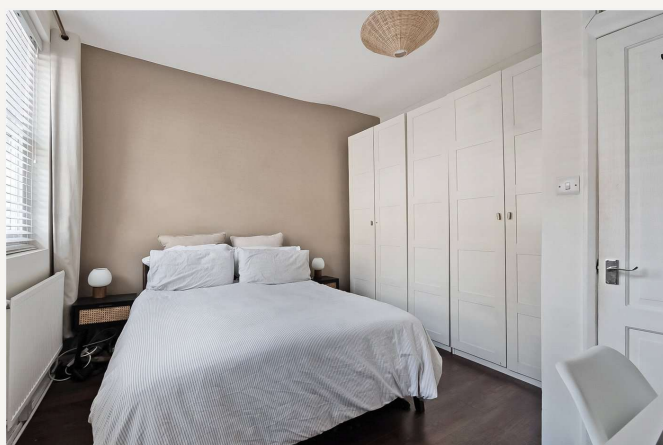
£475,000 Offers in excess of - Leasehold



A charming and well-presented one-bedroom garden flat situated on the sought-after Ivanhoe Road, a quiet residential street ideally positioned between East Dulwich and Denmark Hill.

KEY FEATURES

- Spacious one-bedroom garden flat with private outdoor space
- Excellent transport links via East Dulwich and Denmark Hill stations (including London Overground services)
- Moments from the popular shops, cafés, restaurants and amenities of Lordship Lane



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Occupying the ground floor of an attractive period property, this bright and spacious home offers well-balanced accommodation including a generous reception room, fitted kitchen, double bedroom, modern bathroom, and direct access to a private garden – perfect for relaxing, entertaining, or enjoying outdoor space throughout the year.

The property enjoys an excellent location, with convenient access to both East Dulwich and Denmark Hill stations, providing fast and frequent services into Central London, the City, Canary Wharf, and beyond. Denmark Hill also benefits from London Overground connections, making commuting across London simple and efficient.

Residents are within easy reach of the vibrant amenities of Lordship Lane, renowned for its independent cafés, restaurants, boutiques, supermarkets, and local shops. The green open spaces of Ruskin Park, Dulwich Park, and Peckham Rye Park are also nearby, offering excellent leisure and recreational opportunities.

Combining period charm, private outdoor space, and outstanding transport links, this attractive garden flat presents an excellent opportunity for first-time buyers, professionals, or investors seeking a home in one of South London's most desirable neighbourhoods.



MATERIAL INFORMATION

Tenure: Leasehold
Buildings Insurance: £310 PA
Term: 148 year and 9 months
Council Tax Band: B
EPC rating: C

Mobile phone coverage:
EE (Good signal inside and outside)
Three (Good signal inside and outside)
O2 (Good signal inside and limited outside)
Vodafone (Good outside)
(Potential purchasers are advised to seek their own advice as to the suitability of the services and mobile phone coverage, the above is for guidance only.)

Available broadband:
Full Fibre Broadband –
Fibre to the Premises
FTTP
Ultrafast Full Fibre
Gigabit fibre

Fibre to the Cabinet Broadband
FTTC
Superfast
SoGEA
GFast
SoGFast

Flood Risk: Very Low risk of surface water flooding and Very low risk river and sea flooding (Information supplied by gov.uk and purchasers are advised to seek their own legal advice)

Floor plan: Whilst every attempt has been made to ensure accuracy, all measurements are approximate and not to scale. The floor plan is for illustrative purposes only.

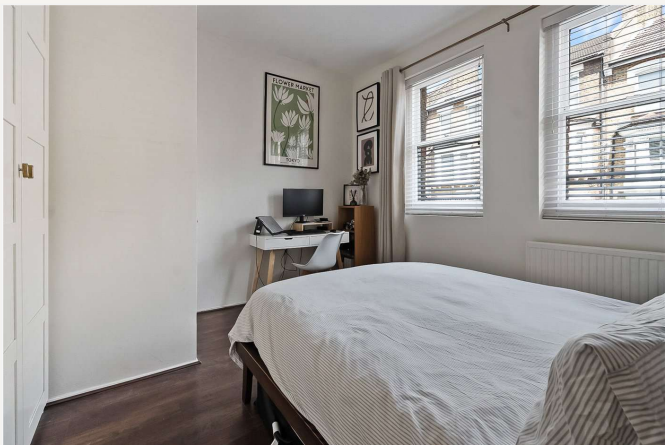
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below

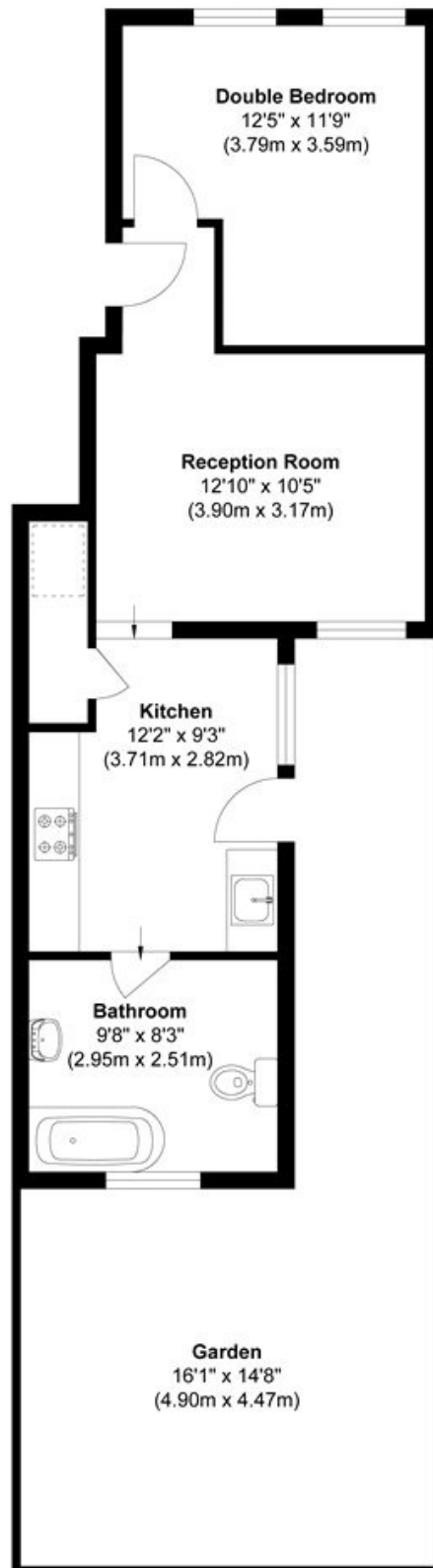


<https://www.winkworth.co.uk/sale/property/DUL230232>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



Ivanhoe Road



Ground Floor

Approx. Gross Internal Floor Area 501 sq.ft / 46.51 sq. m

Illustration for identification purposes only, measurements approximate, not to scale

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