



IVANHOE ROAD, CAMBERWELL, SE5
£450,000 LEASEHOLD

**AN IMMACULATELY PRESENTED ONE
 BEDROOM FLAT CLOSE TO EAST DULWICH
 AND PECKHAM RYE STATIONS.**

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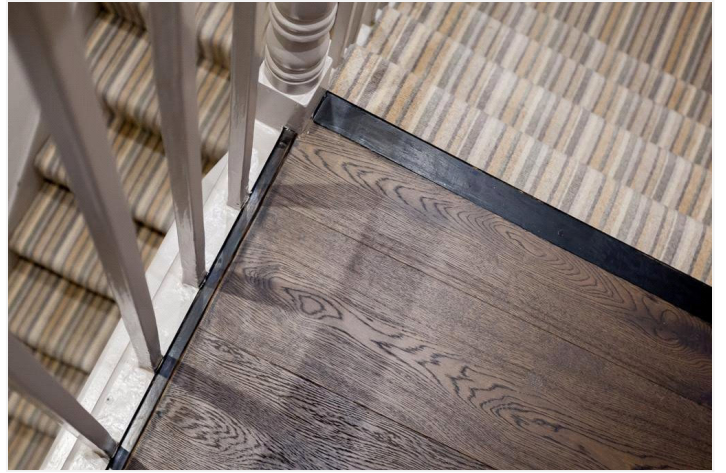


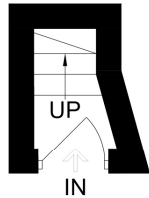
DESCRIPTION:

An immaculately presented one bedroom flat close to East Dulwich and Peckham Rye stations. This attractive flat offers generous living space and has been finished and upgraded to a stunning standard. This exceptional property boasts a modern eat-in kitchen with high quality granite worktops, integrated AEG appliances, wine cooler and the finest fixtures and fittings. The stylish bathroom has floor to ceiling tiles and a large heated towel rail offering tranquil calm and sophistication. The reception room includes high ceilings, wood flooring, and two large sash windows which makes the room very bright and airy. The double bedroom has bespoke built in wardrobes and a large sash window. There is a separate built in wardrobe on the main landing, perfect for storing coats, shoes and handbags. Radiators, Bosch washing machine and boiler are also newly installed. Recessed spotlighting is installed throughout the entire flat. Fantastic transport links are provided via Denmark Hill and Peckham Rye for the Overground and East Dulwich for direct links to London Bridge. The property is incredibly well located to Peckham Rye with Bellenden Road and its impressive array of bars and restaurants, and Lordship Lane with all the bars, restaurants and eateries the area has to offer. This property is a must see for any first-time buyer or rental investor.

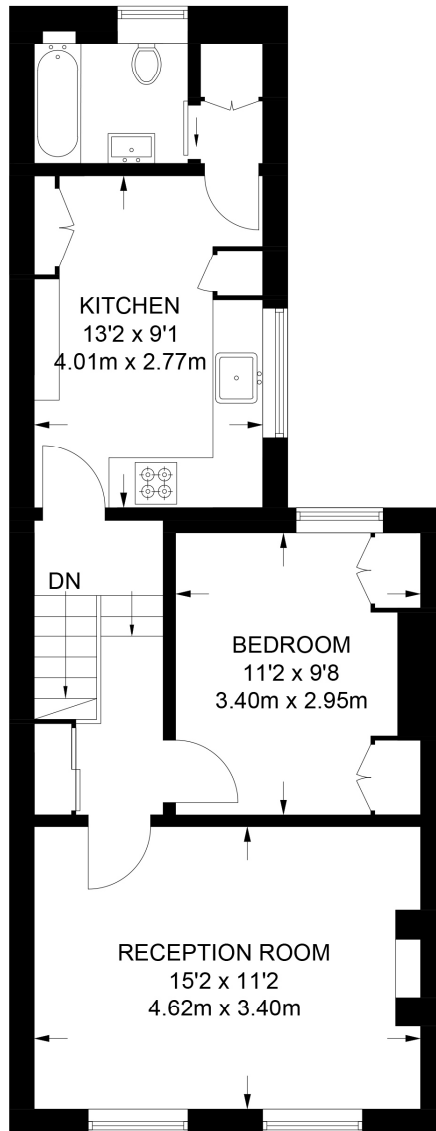
AT A GLANCE

- One Double Bedroom
- First Floor Flat
- Reception Room
- Eat-In Kitchen-Diner
- Modern Kitchen & Bathroom
- Leasehold
- Central Location





GROUND FLOOR
14 SQ FT / 1.3 SQ M



FIRST FLOOR
527 SQ FT / 49.0 SQ M

APPROXIMATE GROSS INTERNAL AREA
541 SQ FT / 50.3 SQ M

This plan has been drawn for illustrative and identification purposes only.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	72	76
EU Directive 2002/91/EC		

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