



**IVANHOE ROAD, CAMBERWELL, SE5**  
**OIEO £450,000 LEASEHOLD**

**A STUNNING GARDEN FLAT, SITUATED IN  
ONE OF THE MOST SOUGHT AFTER  
LOCATIONS IN SE5.**

Dulwich | 020 8299 2722 | [dulwich@winkworth.co.uk](mailto:dulwich@winkworth.co.uk)

Council Tax Band B London Borough of Southwark | Tenure: Leasehold 100 years approx. | Ground Rent: None | Service Charge: None

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## DESCRIPTION:

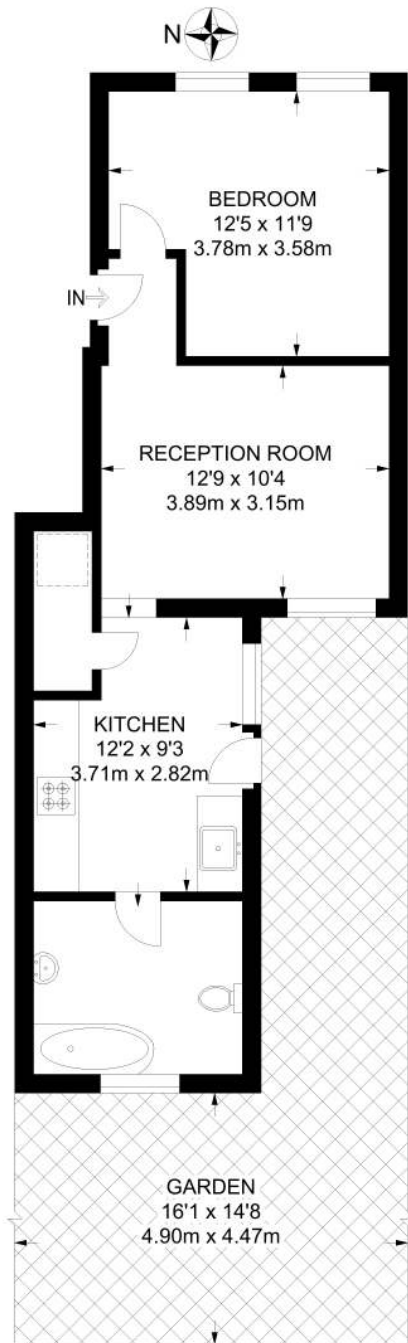
A stunning garden flat, situated in one of the most sought after locations in SE5. Nestled beautifully between Peckham Rye, East Dulwich and Denmark Hill is this well presented, one double bedroom garden flat. The property boasts a spacious bedroom with built in wardrobes, a large reception, modern kitchen, large bathroom and west facing garden. The property is perfectly situated on the Peckham and East Dulwich borders, providing great transport links to London from either Denmark Hill, East Dulwich station or Peckham Rye station. It is within walking distance to Kings College Hospital and easy reach of Lordship Lane and the vibrant Bellenden Road. This is a fantastic property for a first-time buyer or landlord and further extensions are possible STPP.

## AT A GLANCE

- One Double Bedroom
- Ground Floor Flat
- Reception
- Modern Kitchen
- Modern Bathroom
- West Facing Garden
- Leasehold
- Extensions STPP







**GROUND FLOOR**

**APPROXIMATE GROSS INTERNAL AREA  
487 SQ FT / 45.2 SQ M**

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	
	Potential
Very energy efficient - lower running costs	
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	68
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England, Scotland & Wales	74
EU Directive 2002/91/EC	

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