



IVANHOE ROAD, CAMBERWELL, SE5  
£1,300,000 FREEHOLD

A GORGEOUS FAMILY HOME, SET WITHIN A  
POPULAR LOCATION IN SE5 CLOSE TO  
LORDSHIP LANE AND BELLENDEN ROAD.

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## DESCRIPTION:

The property comprises on the ground floor a spacious double reception, complete with high ceilings, original cornicing, original flooring and bundles of natural light. Stepping down in to the rear addition of the property, you are greeted by a stunning, open-plan, fully extended kitchen/ diner. Boasting tonnes of natural light, parquet flooring, fully fitted kitchen and tasteful décor. Bi-fold doors lead out to a spacious patio area with steps down to a large garden to the rear. The garden section is rented from Network Rail for a small annual fee, with sole use. The first floor comprises three spacious double bedrooms and a large family bathroom. The loft has been extended to provide a spacious en-suite with views over the skyline to the rear.

The location offers fantastic access to Lordship Lane and Bellenden Road, with their impressive array of independent shops, bars and restaurants. School catchments are in abundance, with multiple popular primary schools and Charter East for secondary. Transport links are a stone's throw away, with overground services provided via Denmark Hill and Peckham Rye stations, alternatively, East Dulwich station provides direct links to London Bridge.

## AT A GLANCE

- Four Double Bedrooms
- Victorian Terraced House
- Double Reception Room
- Open-Plan Modern Kitchen-Diner
- Two Bathrooms
- Rear Garden
- School Catchment Area









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		69	80
EU Directive 2002/91/EC			

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