

DAGMAR ROAD, CAMBERWELL, SE5
LEASEHOLD - SHARE OF FREEHOLD
OFFERS IN EXCESS OF £650,000



SPEC

Bedrooms : 2

Receptions : 1

Bathrooms : 1

Lease Length: 104 years remaining

Service Charge: none

Ground Rent: none

FEATURES

Private Entrance

Private Patio Garden

Two Double Bedrooms

Plenty of Storage

Large Kitchen/Diner

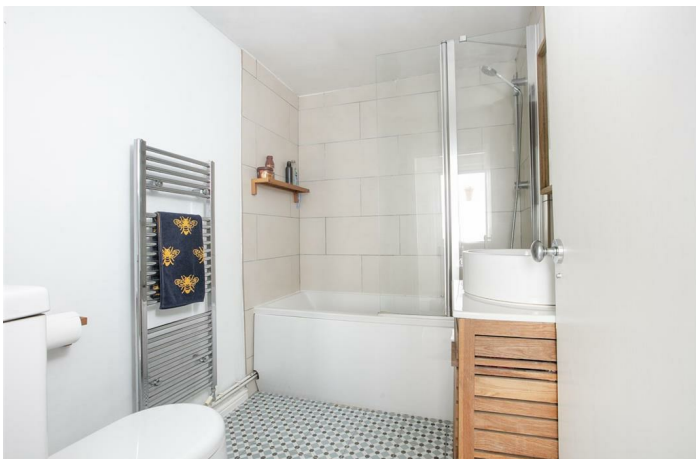
Share of Freehold



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Large Two Bedroom Garden Flat in Best Spot - CHAIN FREE.

Everything is taken care of nicely with this terrific two bedder. A private entrance, private garden, two double bedrooms, storage and a large eat-in kitchen! The location leaves you slap bang in between the amenities of Camberwell, Bellenden Road and Peckham whilst being super quiet. Peace AND convenience! You're just moments from the much loved Camberwell Grove Conservation area and within an stroll of all that Camberwell offers. Bellenden Village is not much further and supplies some fine eateries. Transport is easy as pie with nearby Denmark Hill (7 minute walk) offering swift services to Blackfriars, Victoria, Clapham, Shoreditch and many more!

The building takes a south facing corner plot. Its handsome exterior is well maintained and presented. A wrought iron gate leads down curved steps from the road. A further wrought iron gate (this time a high arched number), precedes a pretty front door which leads inward. Wide board engineered oak flooring runs vertically throughout the living space which has a front facing bay window and oodles of space to entertain and lounge. There's a feature wooden mantel and plenty of shelving. Toward the rear of the room you find a super deep storage room with side facing window - it's great for bikes, paint tins, the Hoover and the ironing board.

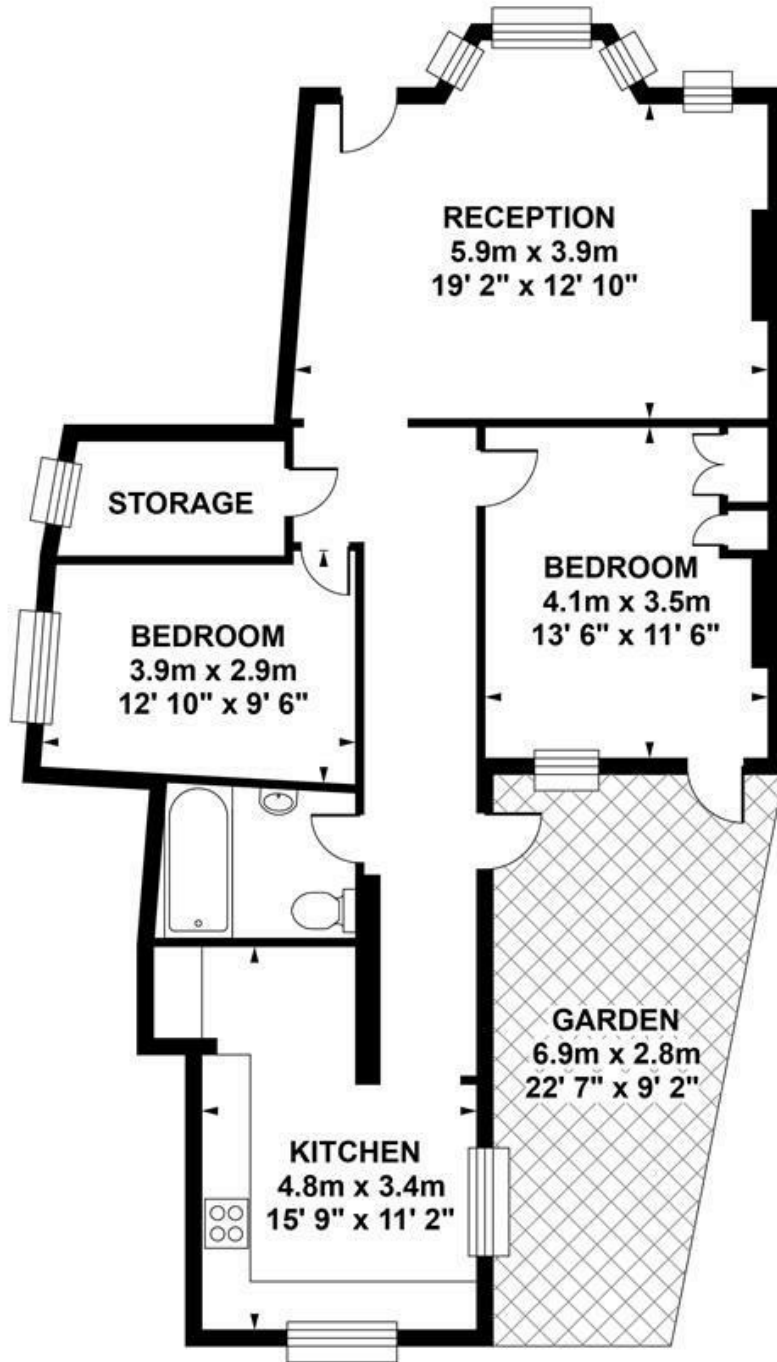
The first double bedroom is carpeted and has a high window peering onto Maude Road. The far side of the hall offers the master bedroom - another carpeted double with lovely built-in bespoke fitted storage, garden access and a rear facing window. Slate tiling encourages you further down the reassuringly long hall. Your bathroom enjoys a slick finish. Tiling over the bath compliments the crisp white wall shades and funky flooring. There's further outside access offered opposite this. The garden is split level with a rear pebble bed patio, paving and some mature greenery. Your kitchen/diner is another impressively proportioned space. Solid wooden counters crown high gloss white cabinets. The dishwasher is integrated and there's a brand new washing machine too. There's funky glass bricks on the rear wall and a further side facing window for plenty of light.

South London Art Gallery and Camberwell College of Arts are minutes away for a spot of cultural activity. For those with small children, Lyndhurst Grove Primary is very close as is the Villa nursery. Going to work? Both Peckham Rye or Denmark Hill mainline stations in about 12 minutes for the London Overground line and services to Victoria, Blackfriars and London Bridge. Grab one of the many buses running along Peckham Road (moments away) - these will take you pretty much anywhere you want to go! Settle the weekly shop at Dog Kennel Hill Sainsbury's, just two minutes in the car. Social endeavours in nearby Camberwell are plentiful and highly considered. We love the Hermit's Cave, The Tiger and the award winning Camberwell Arms. Peckham Levels is great and we love Frank's rooftop bar in the summer. Also worth repeated visits are Theo's Pizza, Toad Bakery and Forza Win.

Tenure: Share of Freehold

Lease Length: TBC years


Council Tax Band: C




LOWER GROUND FLOOR

Approximate. internal area :
86.31 sqm / 929 sq ft

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.

