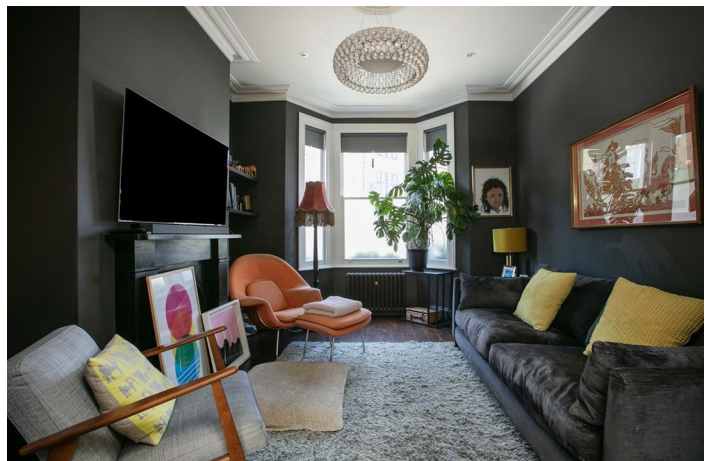
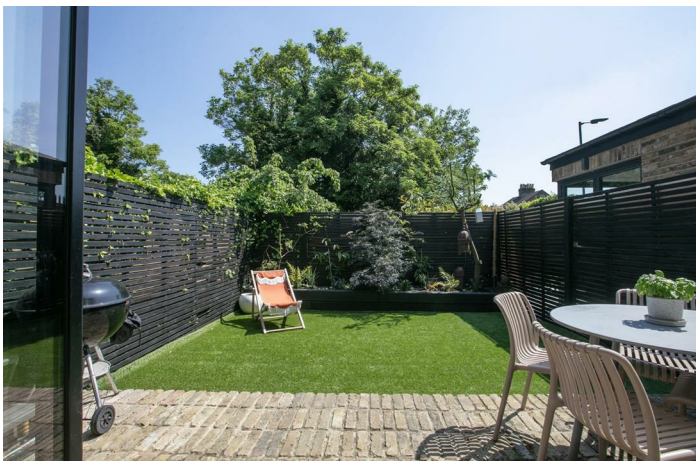


IVANHOE ROAD, CAMBERWELL, SE5

FREEHOLD

GUIDE PRICE £1,400,000 TO £1,450,000

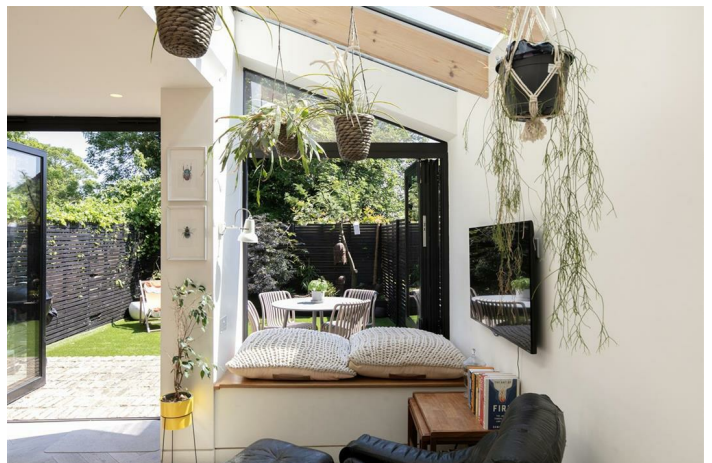


SPEC

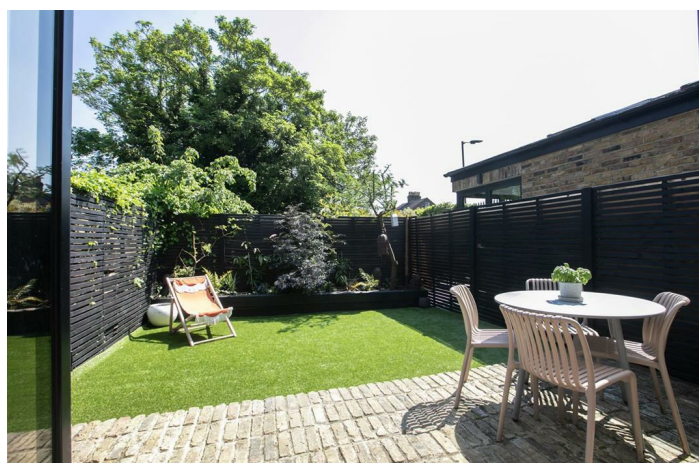
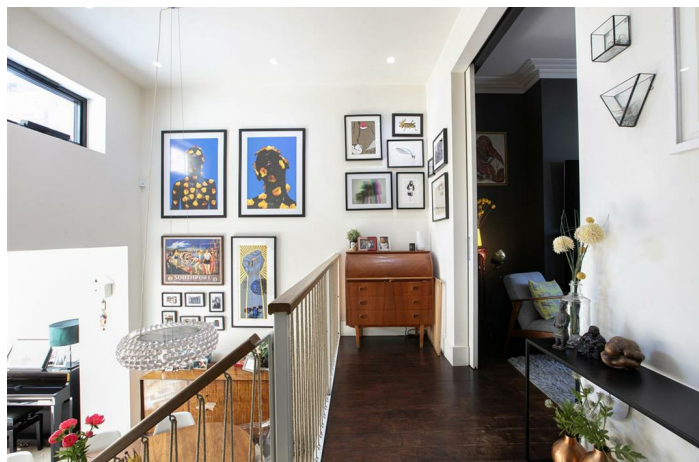
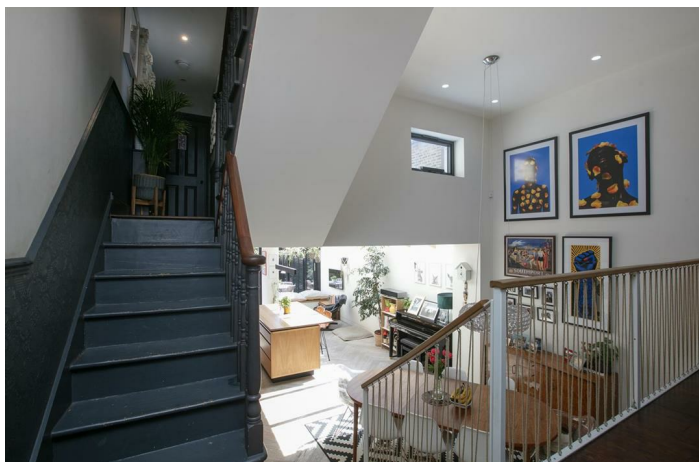
Bedrooms : 4
Receptions : 2
Bathrooms : 3

FEATURES

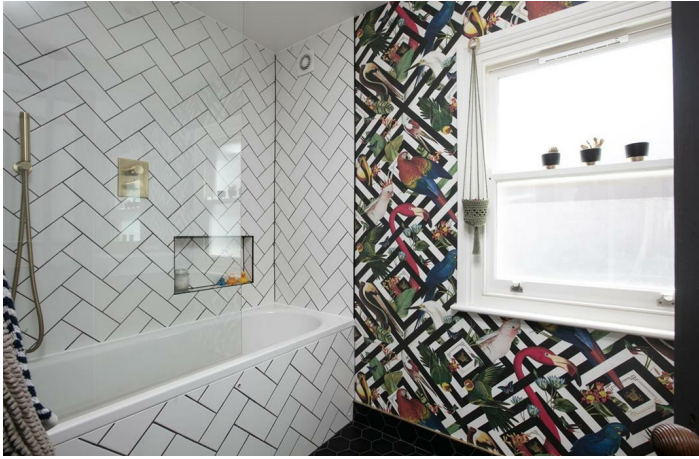
Architect-Designed Double-Height Living Area
Bespoke Kitchen with Underfloor Heating
Double Glazed Sash Windows Throughout
Period Features
Freehold



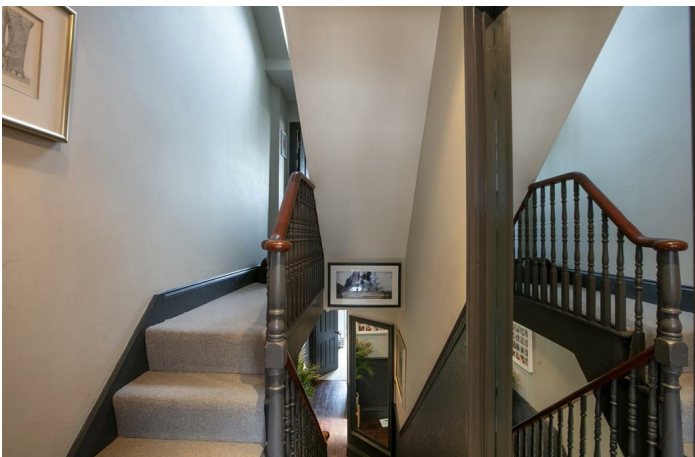
IVANHOE ROAD SE5
FREEHOLD



IVANHOE ROAD SE5
FREEHOLD



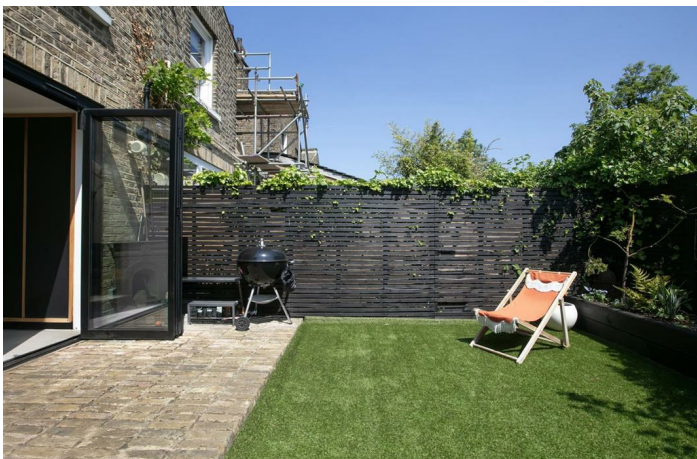
IVANHOE ROAD SE5
FREEHOLD



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FREEHOLD



IVANHOE ROAD SE5
FREEHOLD



GUIDE PRICE £1,400,000 to £1,450,000.

Utterly Amazing Four Bedroom Period Home with Sublime Split-Level Living Area.

Seeing is believing this astounding four bedder! Boasting a uniquely impressive full width, double-height, split-level kitchen/diner, the property was designed by architect's Studio Mash. The living space flows beautifully to afford unbeatable lounging, dining, entertaining and cooking space. Completely renovated in 2013, the property comprises four lovely bedrooms (master en suite and with dressing room), second en suite and family bathroom. This area is friendly and wonderfully connected - within easy reach of East Dulwich, Bellenden Village, Peckham and Camberwell. Transport is a cinch with nearby East Dulwich Station offering swift services to London Bridge. Denmark Hill has Victoria services and the much loved London Overground Line which will whisk you to Clapham, Shoreditch and Canada Water for the Jubilee Line. The property also comes with a key for the much-loved Lettsom Gardens. This area is in the catchment for numerous highly considered schools including The Belham on Bellenden Road and the East Dulwich Charter.

An arched recessed portico leads inward via an original door with frosted panes. The inner hall has dado rails, original cornicing and a tasteful school house radiator. This leads open-plan to a raised mezzanine, where you can fully appreciate the depth, width and double-height of that marvellous living area/kitchen. A formal lounge fronts the street dipping into a wide bay window. Dulcet wall tones, period feature fireplace and more tasteful cornicing make for a tasteful space. The ballustrade and staircase are each bespoke, based on Emo Goldfinger design and fabricated locally in Peckham.

Descending a half flight from the mezzanine you reach a sizeable dining area with double height ceilings. One could comfortably seat 14! There's also a super handy recessed storage space aptly dubbed 'the play cave'. It allows for a swift clearing of any amount of whatnot. This is in addition to a large cellar of 1.6m high - it's perfect for additional storage. The dining area runs uninterrupted to the kitchen which is bathed in light by a run of vaulted skylights. Bespoke hardwood counters and cabinetry (co-designed with WG Studio - an up-and-coming south London-based duo) include a large island with breakfast bar. The cabinets include 500 handcut dovetail joints for a degree of craftsmanship rarely seen. There's a magical window seat neatly tucked to the rear that frames some lovely garden views. The garden itself is accessed through floor to ceiling bi-fold glass doors and benefits from a sunny appointment. There's a brick-bed patio, raised planters and low-maintenance astro-turf. It steals direct sunlight till 5pm or even later in the summer months.

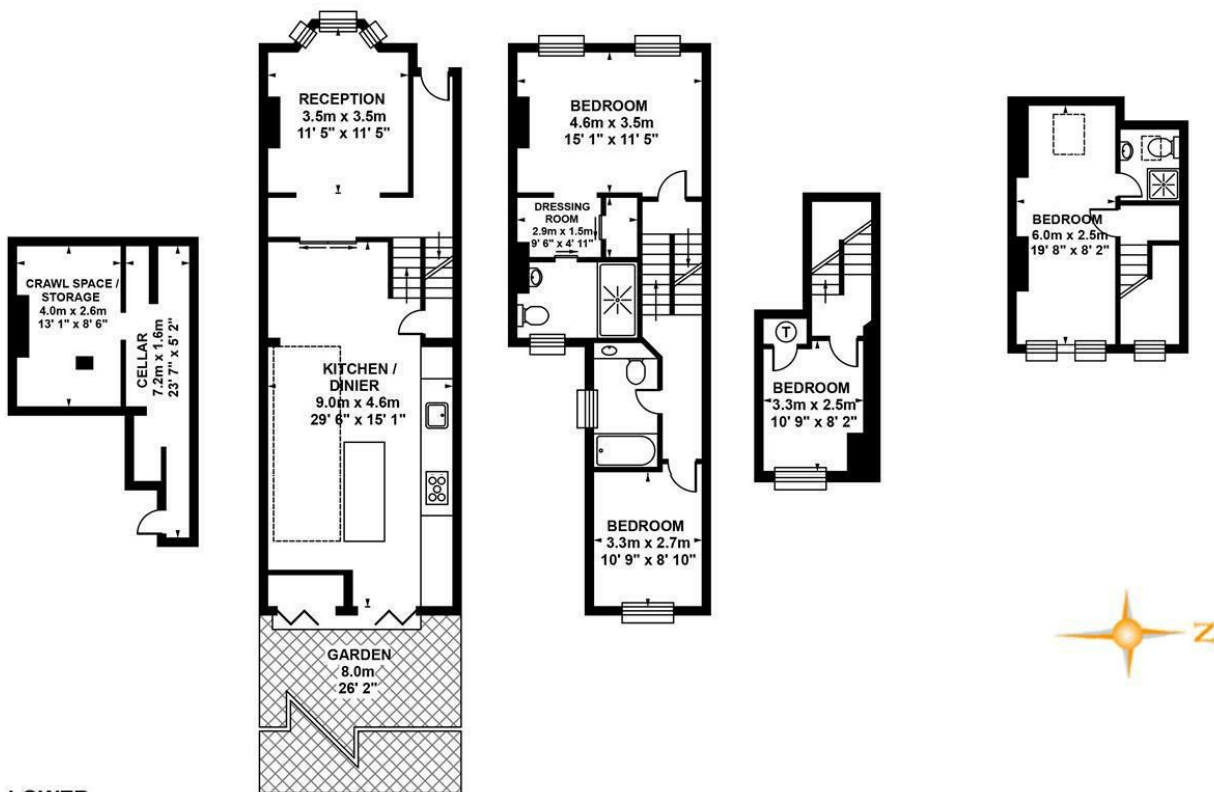
Back inside you ascend from the mezzanine to the first return where the first of your double bedrooms peers rear over the garden. A bright, stylish bathroom with underfloor heating sits next door with parquet-style tiling and some rather wonderful avian-inspired wallpaper. Upward to the first floor you find a lavish master suite. Renovated in 2024, it incorporates a comfortable front-facing bedroom, adjoining dressing room with recessed storage and a lovely rear-facing en suite with double walk-in shower. A third bedroom faces rear toward the garden. The top floor hosts the fourth and final bedroom - a versatile dual aspect room with floating fitted storage, adjoining en suite and snazzy lime walls.

This is a wonderful pocket of south Camberwell on the borders of East Dulwich. The London Overground at Denmark Hill offers fast and frequent services to Clapham High Street, Clapham Junction, Islington, Shoreditch and Canary Wharf (via Canada Water). This is in addition to regular Victoria services. East Dulwich is great for London Bridge. Both are walkable in less than 10 minutes. You can get the weekly shop done in the Sainsbury's Superstore on Dog Kennel Hill, just a few minutes away on foot. Or head down to Lordship Lane for more interesting shops and some fantastic foodie outlets. If you don't want to cook, you have the lovely Victoria Inn gourmet pub in Bellenden Village and there are a further host of fab watering holes in Camberwell. We love The Hermit's Cave and The Camberwell Arms for an award winning roast.

Tenure: Freehold

Council Tax Band: E

IVANHOE ROAD SE5
FREEHOLD



**LOWER
GROUND FLOOR**

Approximate. internal area :
20.55 sqm / 221 sq ft

GROUND FLOOR

Approximate. internal area :
63.28 sqm / 681 sq ft

FIRST FLOOR

Approximate. internal area :
50.48 sqm / 543 sq ft

MEZZANINE

Approximate. internal area :
13.49 sqm / 145 sq ft

SECOND FLOOR


Approximate. internal area :
23.09 sqm / 249 sq ft


TOTAL APPROX FLOOR AREA (Including Crawl Space Storage)

Approximate. internal area : 170.89 sqm / 1839 sq ft

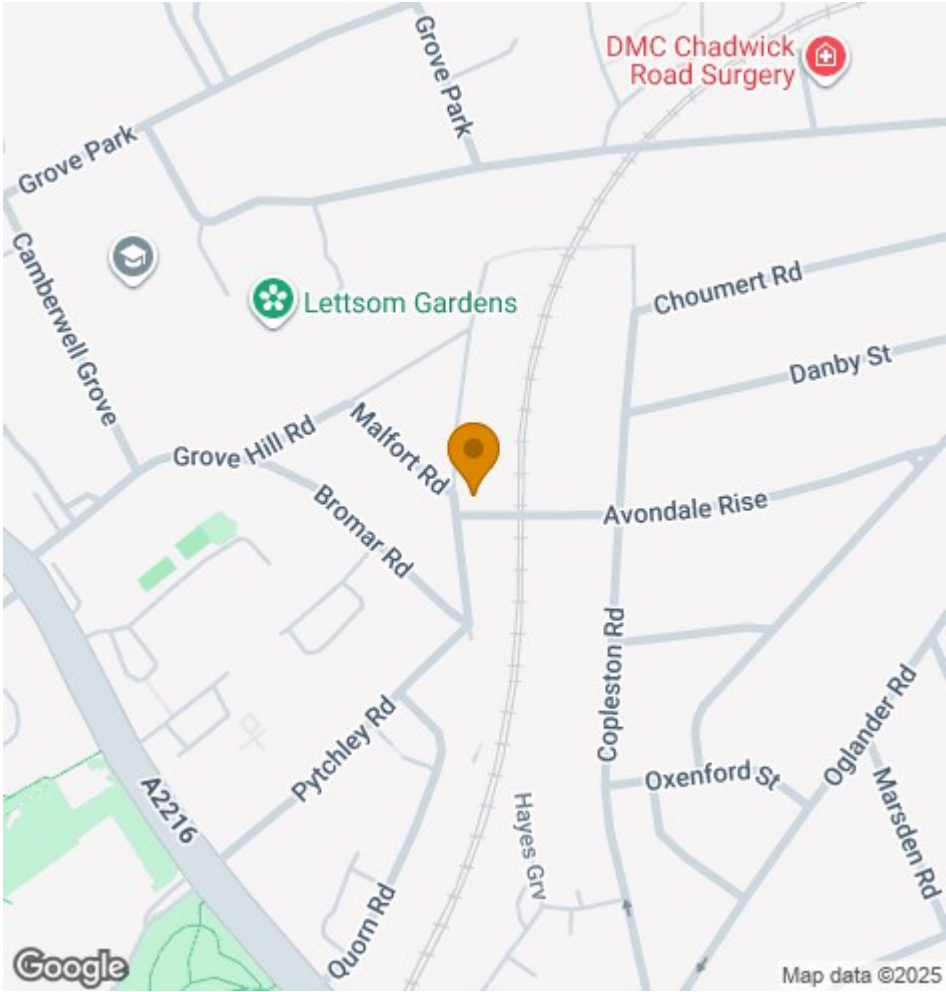
Measurements for guidance only / Not to scale

IVANHOE ROAD SE5
FREEHOLD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	
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.



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