

DAGMAR ROAD, CAMBERWELL, SE5  
SHARE OF FREEHOLD  
GUIDE PRICE £550,000 - £600,000



## SPEC

Bedrooms : 2  
Receptions : 1  
Bathrooms : 2

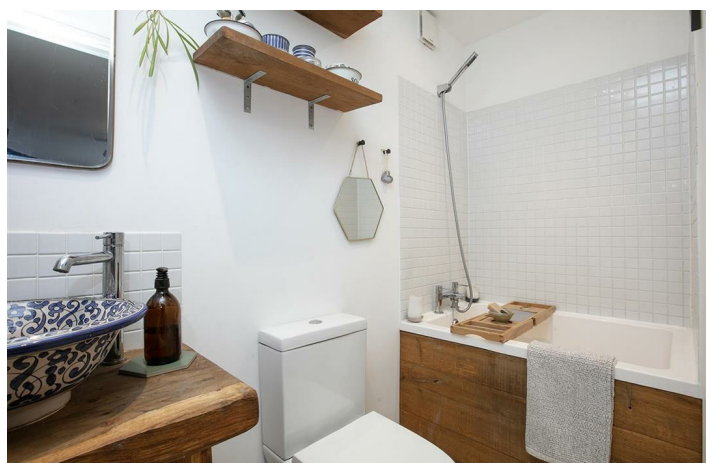
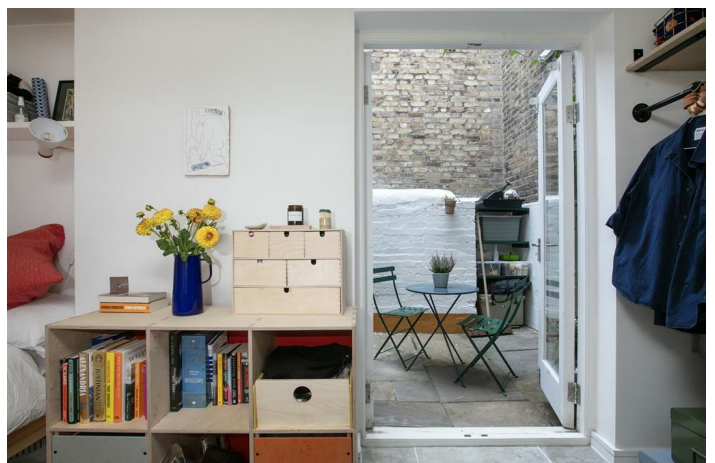
Lease Length: 953 years on the underlying lease  
Service Charge: n/a  
Ground Rent: n/a

## FEATURES

Private Terrace and Patio  
Master En Suite  
Period Features  
Share of Freehold



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Stylish Two Bedder With Patio and Terrace.

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Find this stylish and comfortable two bedder in one of Camberwell's most popular enclaves. Dagmar Road sits but minutes from the Camberwell Grove Conservation area and the many attractions and eateries of Camberwell. The interior is tasteful and sympathetic throughout. There's a fabulous private front patio and private terrace - take your pick for evening summer beers! The second bedroom is ensuite and there's a handy storage cupboard - perfect for securing your bikes. Transport wise you're well catered for with any number of buses whizzing up and down Peckham Road. The London Overground Line is available at both Denmark Hill and Peckham Rye in addition to further over land services.

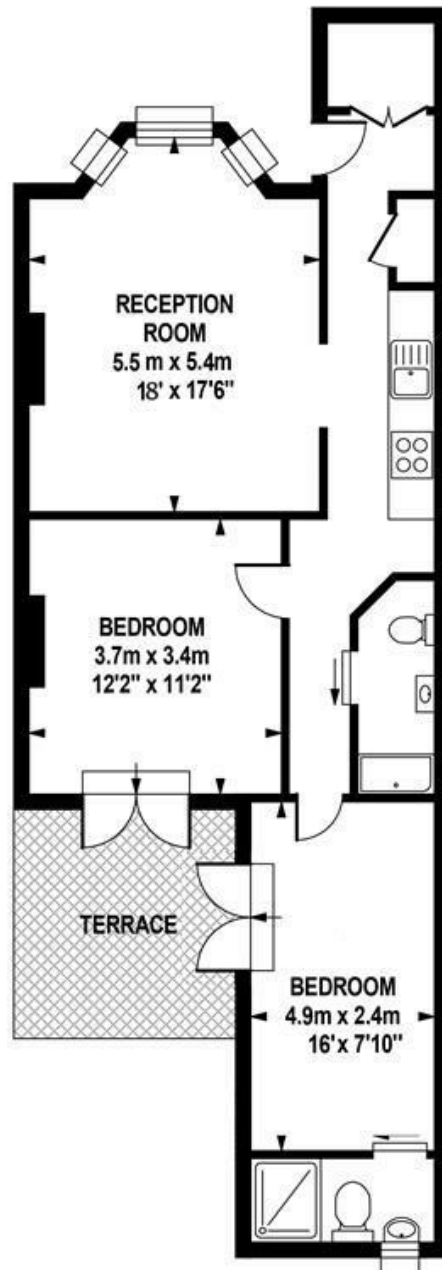
A set of steps leads down to your first private outside space. There's plenty of room for plants and sun bathing. Your private door, painted fab lime green, leads into the inner hall where you meet a super deep private storage point. It'll house a mountain of stuff and two mountain bikes. The kitchen runs on your left with funky Formica counters, a large stainless steel sink, oven and four ring modern induction hob. A wide open arch leads you right to the bright and bold reception room which benefits from a pleasant vista over the front patio. The bay window has its original shutters and there's an original feature fireplace and simple modern mantel. Further down the hall you find the double bedroom which opens onto the private decked terrace. The shower room is suitably stylish with a walk in shower, loo and wash hand basin! You find the second bedroom at the end of the hall. It's got further access to the terrace and an adjoining en suite wc. This benefits from a deep, wood-clad Japanese soaking tub with shower above. Both this and the rear bedroom enjoy underfloor heating too!

This fabulous flat is well placed for all sorts of amenities - the South London Gallery and Camberwell College of Arts plus The Villa nursery and all the Bellenden Road shops. You have all sorts of buses at the end of the road as well as a Post Office. A 10 minute walk has you at either Denmark Hill or Peckham Rye stations (both Zone 2) with services to Victoria, Blackfriars, Farringdon and beyond (to St Albans and Stansted even!), or east to London Bridge and Cannon Street. The London Overground Line is proving a major hit with swift connections to Clapham and Shoreditch. Peckham supplies yet more social enticements. Camberwell offers some fine spots for dining including Silk Road, Nandines, Forza Win and the popular Toad Bakery. We also love Frank's Cafe roof top bar and restaurant - great for some tunes and views. The much-loved Prince of Peckham is just a short stroll for some fab chicken wings and the Copper Tap is also close by.

Tenure: Share of Freehold

Underlying Lease Length: 953 years

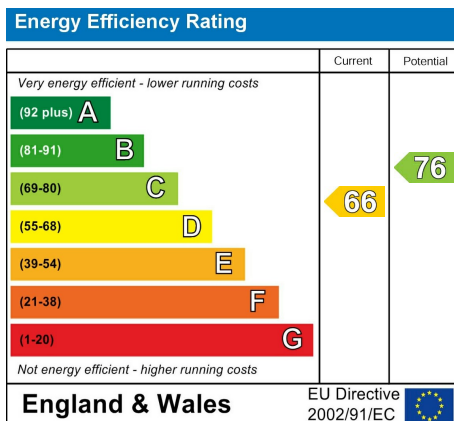
Council Tax Band: C



**LOWER GROUND FLOOR**

Approximate Internal Area :-60 sq m / 645 sq ft  
Measurements for guidance only / not to scale

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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.

