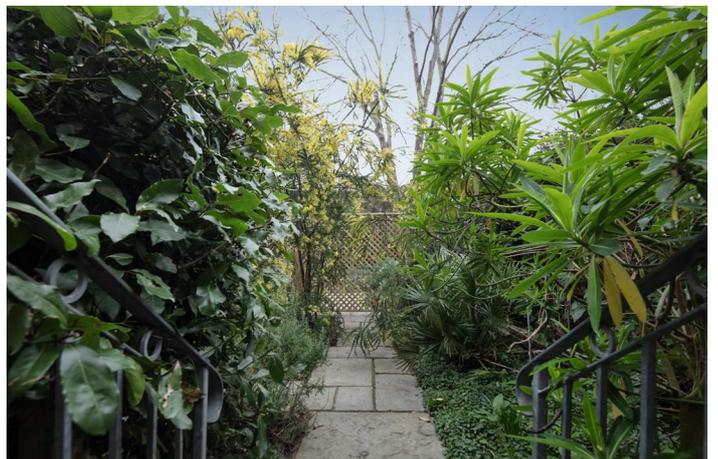


DAGMAR ROAD, CAMBERWELL, SE5  
LEASEHOLD - SHARE OF FREEHOLD  
£425,000



## SPEC

Bedrooms : 1

Receptions : 1

Bathrooms : 1

Lease Length : 995 years remaining

Service Charge : n/a

Ground Rent : £75 per annum

## FEATURES

Private Garden

Roof Terrace

Period Features

Wonderful High Ceilings

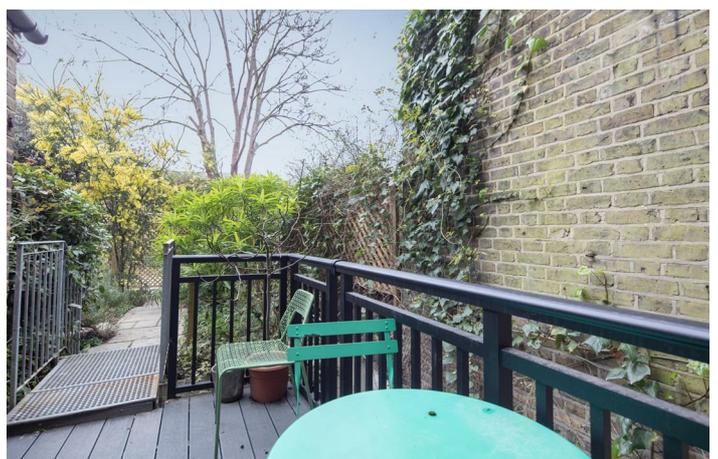
Generous Living Space

Share of Freehold



DAGMAR ROAD SE5

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Beautiful One Bedroom Period Conversion With Pretty Private Garden and Roof Terrace - CHAIN FREE.

This super one bed Victorian conversion really has it all! Elegant original features, high ceilings, generous living and slumber space, roof terrace and a leafy private garden make it the perfect London pad. Sitting on the upper ground floor of a handsome terraced building the property comes tastefully presented and full of light. There's plenty of fitted storage to help keep things spick and span. A fancy array of attractive paint shades throughout really makes the most of the space. Location wise you simply couldn't ask for more. Dagmar Road has no through traffic to Peckham Road, making it peaceful and quiet. Denmark Hill and Peckham Rye Stations are each within 10 minute walk. The seemingly endless social attractions of Camberwell and Peckham beckon you at every turn. That's bars, eateries, clubs, art, culture and green spaces. Dive in!

Your bright and spacious double bedroom fronts the street with beautifully high ceilings, cornicing and an elegant bay window with original shutters. A handsome fireplace and mantel befits the grandeur and there's bespoke sliding wardrobes in marine ply which run the whole length of the room. Your living space adjoins through double doors. A huge rear facing sash window with more shutters frames a lush secluded view over your garden - a real delight to throw the curtains open to. There's more decorative cornicing overhead. The uses of these two rooms are easily interchangeable should you wish to rearrange. The hall has a mini alcove for shoes and a recessed space too - handy for cleaning products. Your shower room is small but well arranged. A modern loo, wash hand basin and walk in shower area with drencher is all you need. Your kitchen enjoys views over the lush garden and enjoys exposed brick walls, industrial shelving and wooden counters. You'll note recently updated Danish Superfront cabinets and there's a four ring gas hob, oven and one and a half bowl sink and drainer too. A door leads from here to your decked roof terrace (a perfect spot for a morning coffee!) which in turn leads onto your beautiful garden. The current owners have transformed it into a leafy and secluded spot with fragrant shrubs.

This 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.

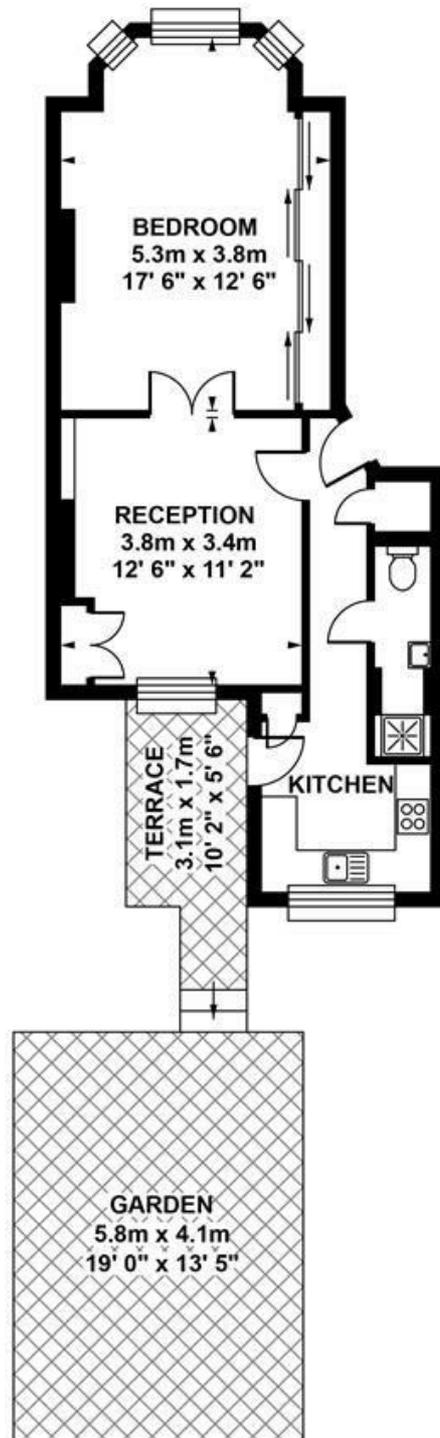
Tenure: Share of Freehold

Lease Length: 995 years

Council Tax Band: B

DAGMAR ROAD SE5

LEASEHOLD - SHARE OF FREEHOLD

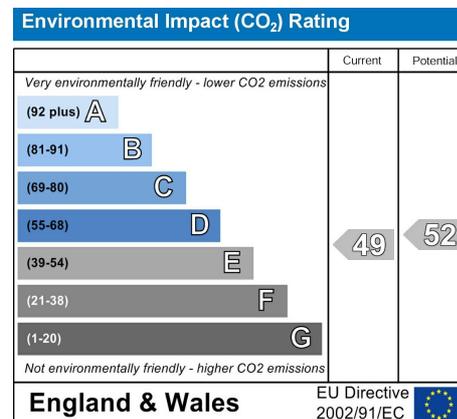
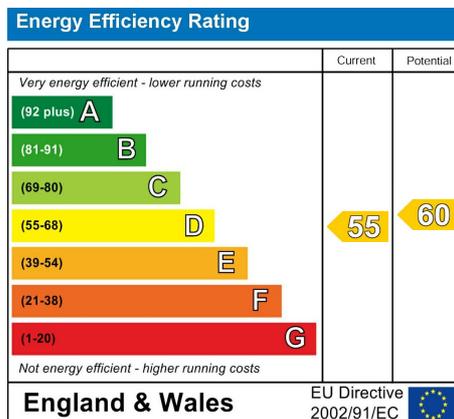


### UPPER GROUND FLOOR

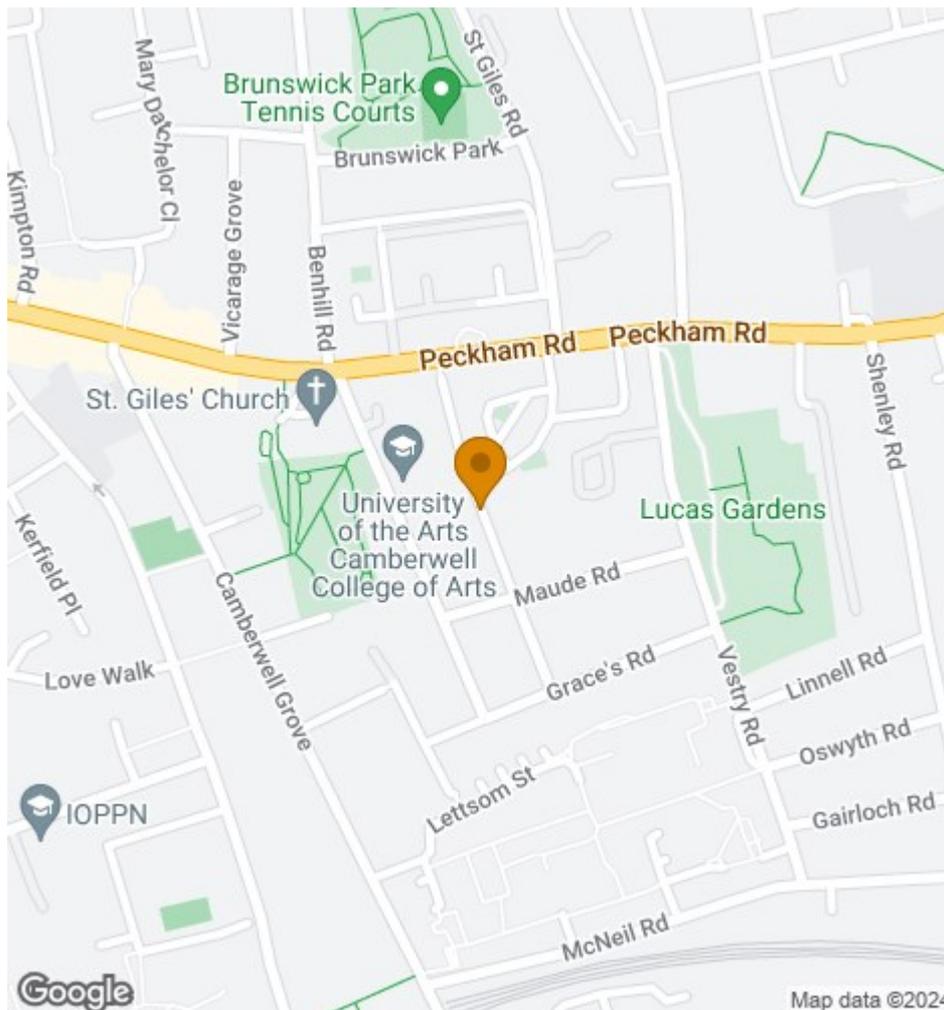
Approximate. internal area :  
44.80 sqm / 482 sq ft

# DAGMAR ROAD SE5

LEASEHOLD - SHARE OF FREEHOLD



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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