



Ardbeg Road SE24
£899,950

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In general

- An exceptional ground floor Victorian garden flat for sale located on this highly sought-after road.
- Particularly spacious - 1100 sq ft
- 2 double bedrooms
- Integrated kitchen/breakfast room
- Spacious lounge
- Modern bathroom
- Basement/cellar
- Lovely 27' x 27' private garden
- Highly sought after residential road
- Beautifully presented throughout

In detail

An exceptional ground floor Victorian garden flat for sale located on this highly sought-after road in close proximity to both Dulwich Village and Herne Hill.

The property has been modernised to a high standard creating a beautifully presented interior. With a gross internal area of 1100 sq ft (including cellar) the property offers particularly spacious accommodation comprising 2 double bedrooms, integrated kitchen/breakfast room, spacious lounge, modern bathroom and cellar/basement. Externally to the rear there is a lovely private garden measuring 27' x 27'.

Both Dulwich Village and Herne Hill are close by with their outstanding schools, parks, cafes and restaurants. Excellent rail links to central London are from nearby North Dulwich (London Bridge) and Herne Hill (Victoria and Thameslink).

An internal viewing of this lovely apartment is advised.



Floorplan

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Approximate Gross Internal Area
Basement = 11.4 sq m / 123 sq ft
Ground Floor = 90.8 sq m / 977 sq ft
Total = 102.2 sq m / 1100 sq ft



Ground Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	71 C
39-54	E		
21-38	F		
1-20	G		

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