



Ardbeg Road, SE24  
Offers in excess of £1,000,000

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# In general

- A stunning ground floor Victorian garden flat located on one of the most popular roads in the area
- Upgraded and modernised to an exceptionally high standard
- Particularly spacious - 1253 sq ft
- 3 bedrooms, family bathroom
- Extended kitchen/lounge/family room
- Study, utility room, cellar
- Lovely 43' private garden, further courtyard
- Beautifully presented throughout
- Highly sought after and central location

# In detail

A stunning ground floor Victorian garden flat located on this much sought-after road in close proximity to both Herne Hill and Dulwich Village.

The property has been extended, upgraded and modernised to an exceptionally high standard creating a particularly stylish and contemporary interior. With a gross internal area over 1253 sq ft (including cellar) the property also offers particularly spacious and flexible accommodation comprising 3 bedrooms, extended kitchen/lounge/family room, bathroom, study and utility room leading to a side courtyard. Bi-fold doors give access to a beautiful rear garden measuring 43'.

Both Herne Hill and Dulwich Village 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 exceptional apartment is advised.

EPC: D



# Ardbeg Road, SE24

Approximate Gross Internal Area

Cellar = 9.0 sq m / 97 sq ft

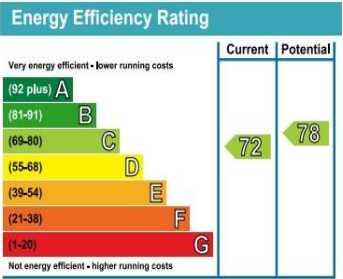
Ground Floor = 107.4 sq m / 1156 sq ft

Total = 116.4 sq m / 1253 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.



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