



Ivanhoe Road, SE5  
£1,250,000

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# In general

- Four double bedrooms
- Two bathrooms
- 19-ft kitchen-breakfast room
- Fully extended
- Good condition throughout
- Characterful double reception

# In detail

Stunning, charming and beautifully bright fully-extended family home on this residential street between Camberwell and East Dulwich.

Ivanhoe Road offers excellent access into The City and West End from East Dulwich station (0.5 miles) and Denmark Hill station (0.6 miles) as well as host of bus/cycle routes through the neighbouring Peckham Rye, Herne Hill and Dulwich Village. There are an array of excellent schools, gorgeous parks and green spaces as well as the independent shops, bars and restaurants of Bellenden Road, Lordship Lane and North Cross Road.

Boasting over 1,500 Sq Ft of internal space which has been lovingly modernised and extended by the current owner. There is a sumptuous 19 x 14 ft kitchen-breakfast room which opens out through sliding doors onto the entertaining deck area and mature lawn. There is a characterful 28-ft bay-fronted reception room with beautiful cornicing and a Victorian-style stove. Upstairs are four comfortable double bedrooms – including a 15-ft principal bedroom and a 15-ft loft bedroom with plenty of storage and a stunning off-suite bathroom as well as the modern family bathroom.

\*Land at rear of garden not demised to property

EPC: D | Council Tax Band: D



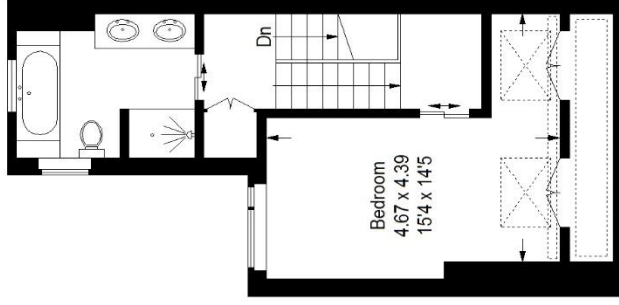
# Floorplan

## Ivanhoe Road, SE5

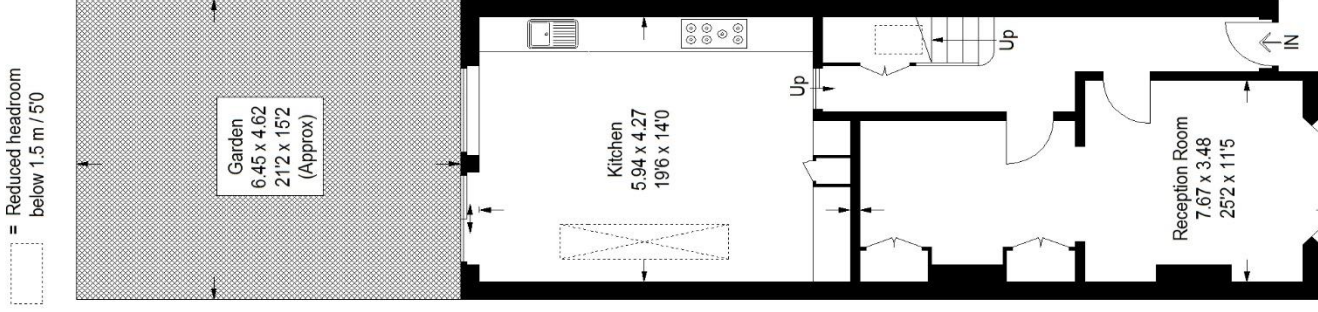
Approximate Gross Internal Area  
(Excluding Eaves)

140.9 sq m / 1517 sq ft

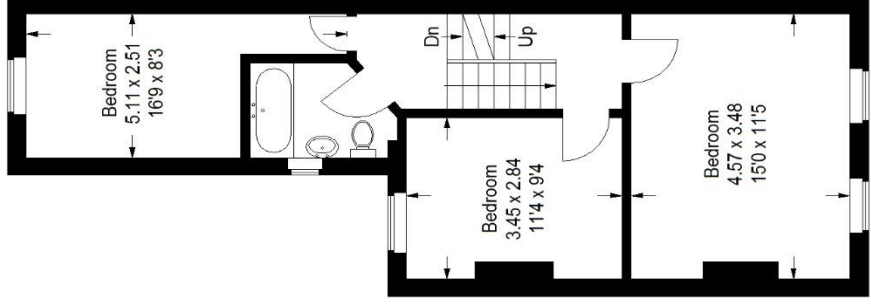
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	61 B
39-54	E		
21-38	F		
1-20	G		



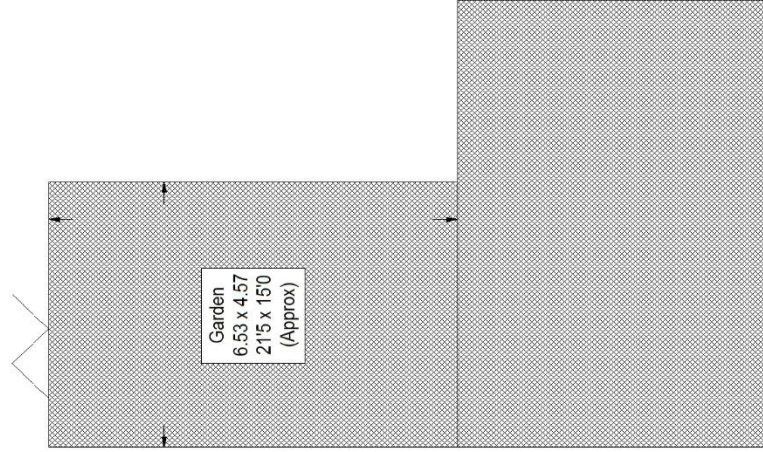
Second Floor



Ground Floor



First Floor



(Not Shown In Actual  
Location / Orientation)

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