



Ardbeg Road, SE24  
Offers in excess £625,000

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# In general

- A light and spacious split-level Victorian apartment for sale
- Spacious accommodation - 864 sq ft
- Two double bedrooms
- 21' x 15' open-plan kitchen/lounge/dining room
- Modern bathroom
- Very well presented
- Much sought-after tree lined residential road in the popular 'North Dulwich Triangle'
- Offered with no onward chain
- Share of Freehold

# In detail

A light and spacious split-level Victorian apartment for sale located on this much sought-after tree lined residential road in the popular 'North Dulwich Triangle', just a short distance from both Herne Hill and Dulwich Village.

This lovely apartment is presented in attractive decorative order and with a gross internal area of 864' offers spacious accommodation comprising two double bedrooms, 21' x 15' kitchen/lounge/dining room and modern bathroom. There is a generous storage area accessible from the bathroom and another large storage area accessible from a hatch in the living room.

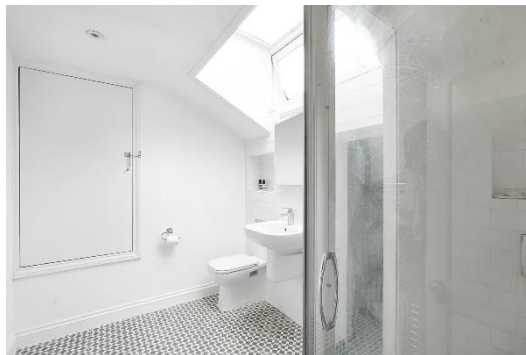
The property is ideally located for access to both Herne Hill and Dulwich Village. Outstanding state schools include Judith Kerr, Dulwich Village Infants, Dulwich Hamlet and the Charter School. There are also world renowned private schools close by, including James Allen's Girls School, Alleyns, Dulwich College and Herne Hill school. Numerous delightful green spaces are within walking distance including Sunray Gardens, Brockwell Park, Dulwich Park, Belair Park, Sydenham Hill Wood and Peckham Rye Park. Excellent transport links are from North Dulwich station (entrance within just a few hundred yards) with frequent trains to London Bridge and easy connection to Gatwick Airport, Herne Hill station for Thameslink with regular trains to London Blackfriars and King's Cross, underground service from Brixton station (Victoria line) to Oxford Circus, overground service from Denmark Hill and many bus lines.

Further local amenities include King's Hospital. JAGS private membership sports club (including tennis courts, 25-meter swimming pool, climbing walls, etc.) is just 0.2 miles away. The Brockwell Park outdoor swimming pool/lido, Dulwich & Sydenham Hill Golf Club, Dulwich Horse Riding School, Dulwich Picture Gallery, many independent cafes, restaurants, shops, and pubs.

An internal viewing of this attractive apartment is advised.

Offered with no onward chain. Share of Freehold.

EPC: D | Council Tax Band: C | Lease: 969 Years remaining | SC: £0 | GR: £0 | BI: £1,351



# Floorplan

**Ardbeg Road, SE24**

**Approximate Gross Internal Area (Excluding Eaves)**  
**80.3 sq m / 864 sq ft**



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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	55 D	80 C
39-54	E		
21-38	F		
1-20	G		

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