



Ivanhoe Road, SE5
OIEO £1,000,000

0208 702 8222
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In general

- Three double bedrooms
- Period features
- Desirable location
- Potential to extend and modernise
- Access to cellar
- Chain free

In detail

CHAIN FREE

Gorgeous and charming three-bedroom mid-terrace house on this desirable tree-lined street ideally located between East Dulwich and Camberwell.

Ivanhoe Road offers enviable access into The City and West End from East Dulwich station (0.5 miles) and Peckham Rye station (0.7 miles) as well as bus and cycle routes through the neighbouring Herne Hill, Dulwich Village and New Cross.

There are a host of excellent local schools, parks and green spaces as well as the independent shops, bars and restaurants of Bellenden Road, Lordship Lane and North Cross Road.

Boasting over 1,130 Sq Ft of internal space, there is ample opportunity to extend and modernise within permitted development with scope to extend the kitchen, the loft and potentially down into the cellar.

There is a characterful 25-ft bay-fronted double reception, an eat-in kitchen that leads out onto the 42-ft private garden. Upstairs, there are three comfortable double rooms including a 15-ft master bedroom and a family bathroom.

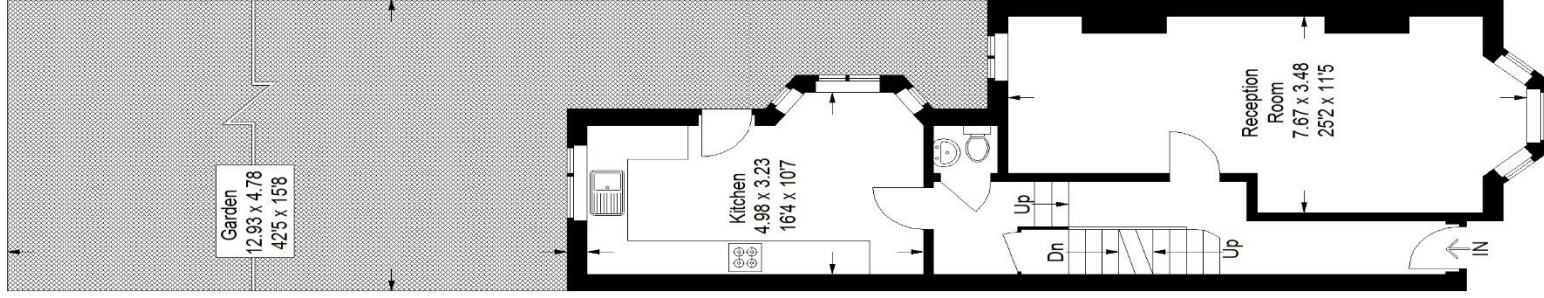
EPC: D | Council Band: D | Freehold



Floorplan

Ivanhoe Road, SE5

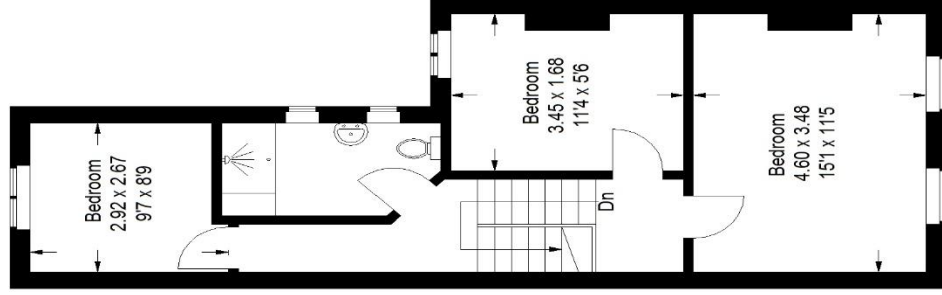
Approximate Gross Internal Area
 Basement = 5.9 sq m / 64 sq ft
 Ground Floor = 50.8 sq m / 547 sq ft
 First Floor = 49.0 sq m / 527 sq ft
 Total = 105.7 sq m / 1138 sq ft



Ground Floor



Basement



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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