



Ardbeg Road, SE24
Guide Price - £1,800,000

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In general

- A substantial Victorian family house for sale on this much sought-after residential road within the 'North Dulwich Triangle'
- Particularly spacious - 2696 sq ft
- Five bedrooms
- Three reception rooms
- Family bathroom
- Utility room, cellar
- Lovely 47' rear garden
- Much sought after location close to Dulwich Village and Herne Hill
- Offered with no onward chain

In detail

A substantial Victorian family house for sale on Ardbeg Road, a much sought-after tree lined residential road within the 'North Dulwich Triangle' and just a short distance from Herne Hill and Dulwich Village.

With a gross internal area of approximately 2696 sq ft the property offers particularly spacious accommodation arranged over three floors comprising five double bedrooms, three reception rooms, kitchen, bathroom, utility room and cellar. Externally to the rear there is an lovely 47' private garden. The property will require modernisation but gives an incoming buyer the opportunity to create their ideal family home. There is also the further potential to extend subject to the necessary planning consents.

Ardbeg Road is one of the most popular roads in the area, well located for access to both Herne Hill and Dulwich Village with their outstanding schools (including The Charter, Dulwich Hamlet, Dulwich College, James Allen's Girls Schools and Alleyns), popular parks, numerous cafes and restaurants. Excellent rail links to central London are from nearby North Dulwich (London Bridge and Peckham Rye for the Overground to Canada Water and Shoreditch High Street) and Herne Hill (London Victoria, London Blackfriars, City & Thameslink, Farringdon and St Pancras).

The property is offered with no onward chain and early viewing is advised.

EPC: D | Council Tax Band: G



Floorplan

Ardbeg Road, SE24

Approximate Gross Internal Area

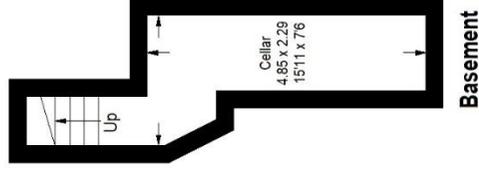
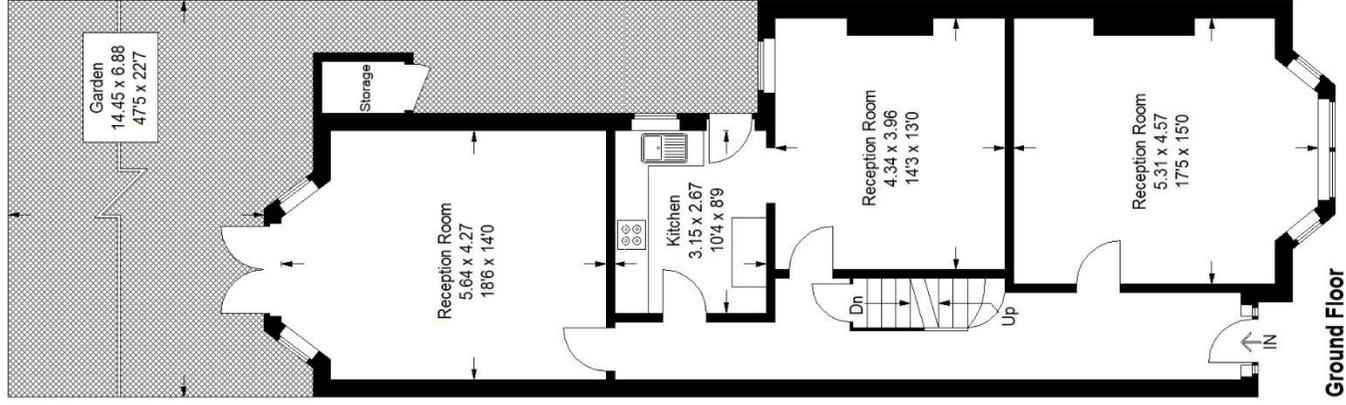
Basement = 9.0 sq m / 97 sq ft

Ground Floor = 91.4 sq m / 984 sq ft

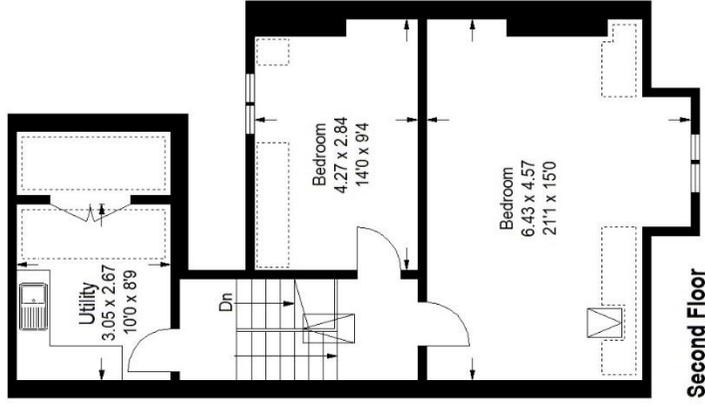
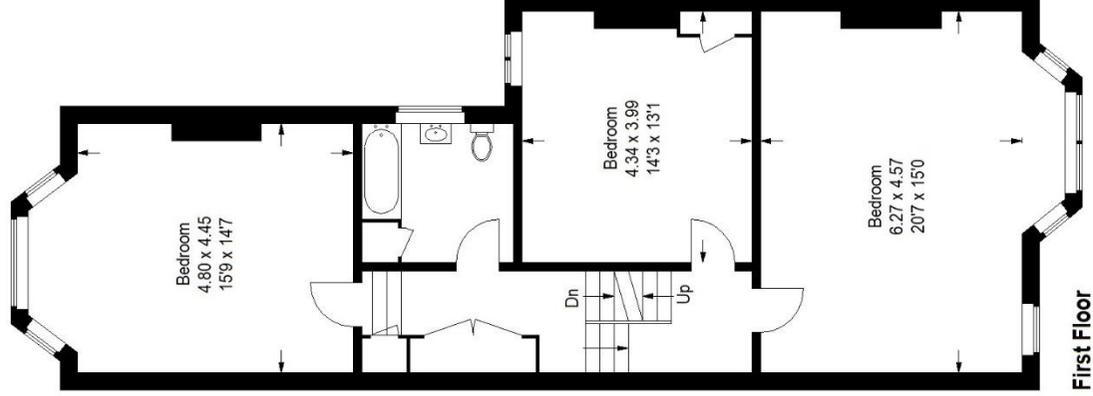
First Floor = 91.7 sq m / 987 sq ft

Second Floor = 58.3 sq m / 628 sq ft

Total = 250.4 sq m / 2696 sq ft



= Reduced headroom below 1.5 m / 5'0



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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