



Dulwich Sales, 81-83 Lordship Lane, London SE22 8EP

T 020 8299 8300 E [dulwichsales@ludlowthompson.com](mailto:dulwichsales@ludlowthompson.com) W [www.ludlowthompson.com](http://www.ludlowthompson.com)

## BICKNELL ROAD CAMBERWELL



**SOLD**

**REF: 2541234**

### **3 Bed, Terraced House, Private Garden**

Immaculately presented throughout - Sought after location on the edge of Ruskin Park - No onward chain - Three double bedroom Victorian house - Potential to extend into the loft and to the rear - Quiet tree-lined road

A beautiful three double bedroom, two bathroom, Victorian house located on a peaceful tree-lined road on the edge of Ruskin Park. Immaculately presented throughout, the property has a very well maintained South-East facing garden, boasts an internal area of almost 1200 SqFt and has the potential to extend into the loft and to the rear STPP. Just a short walk away from both Loughborough Junction & Denmark Hill stations, and with Dulwich Village, Camberwell and Herne Hill all close by, this would... **continued below**

**Train/Tube** - Loughborough Junction, Denmark Hill, Herne Hill, East Dulwich

**Local Authority/Council Tax** - Southwark

**Tenure** - Freehold

**ludlow**thompson



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# BICKNELL ROAD CAMBERWELL



Garden



Reception



Kitchen



Master bedroom



Bedroom 2



Bedroom 3





# BICKNELL ROAD CAMBERWELL



Bathroom



External



Reception alt



Showroom



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APPROX. GROSS INTERNAL FLOOR AREA 1175.41 SQ FT / 109.20 SQM  
APPROX. GROSS EXTERNAL FLOOR AREA 181.91 SQ FT / 16.90 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

© SpacePhoto  
Photography and Floor Plan

Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



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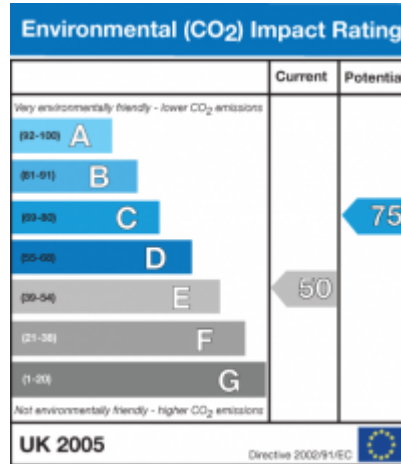
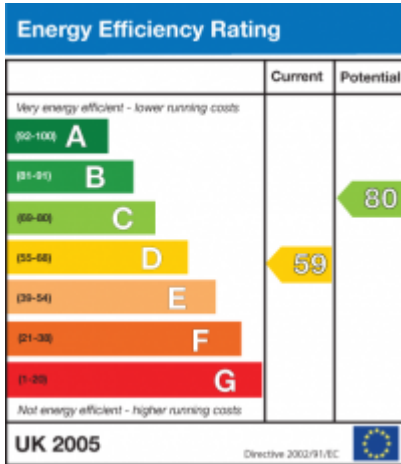
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CALL 020 8299 8300

REF: 2541234

## When you want to view a property through us it helps to bear in mind the following:

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a vendor will give us specific times only convenient to them. We do advise vendors that if they are serious about selling property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

To arrange a viewing for this property please contact our Dulwich Sales Office quoting 2541234

## DISCLAIMER

VIEWING: strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the vendor.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/vendor accept no responsibility for any error they may contain however caused. Any purchaser must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

## PLEASE NOTE BEFORE PROCEEDING

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the vendor. Photographs may depict items which are not included in the sale. Consult a solicitor on aspects relating to tenure/property details.