



Kennington / Oval Sales, 12 Clapham Road, London SW9 0JG
T 020 7820 4100 E ovalsales@ludlowthompson.com W www.ludlowthompson.com

DAGMAR ROAD CAMBERWELL/DULWICH



£500,000 FOR SALE - CHAIN FREE

REF: 2854674

1 Bed, Period Apartment, Private Garden, Permit Parking

Period Features - Permit Parking - Close to Denmark Hill - Share of Freehold - Private Garden - Minutes from Peckham Rye

A delightful, upper ground floor, one bedroom period conversion with a private garden on Dagmar Road. This beautiful period property benefits from a quiet 'no through' road, Share of Freehold and on the market chain free! It is situated moments from Peckham Road, Lucas Gardens, Denmark Hill station and Kings College Hospital. Comprising a large reception, a spacious double bedroom, a superb contemporary bathroom, a stunning, modern, fully-fitted kitchen, and a private garden with a patio and b... **continued below**

Train/Tube - Peckham, Peckham Rye, Denmark Hill

Local Authority/Council Tax - Southwark

Tenure - Share of Freehold

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DAGMAR ROAD CAMBERWELL/DULWICH



Reception



Reception



Reception



Bedroom



Bedroom



Bedroom



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DAGMAR ROAD CAMBERWELL/DULWICH



Bathroom



Bathroom



Kitchen



Kitchen



Garden



Garden



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Garden



External



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ludlowthompson **Dagmar Road, SE5** **GROSS INTERNAL AREA**
 CAPTURE DATE: 26/10/2022 LATEST MEASUREMENT: 05/04/2023 **51.48 sqm / 554.13 sqft**

GARDEN
12.38m x 5.62m
(40'7" x 18'4")
Aspen

KITCHEN
3.25m x 2.76m
(10'8" x 9'1")

BEDROOM
3.79m x 3.26m
(12'5" x 10'8")

RECEPTION
5.46m x 3.43m
(17'11" x 11'3")

— Ground Floor

spec Verified **RICS** **Verified Property**

More Detailed Floor Plans are available for download only.
 This information is for guidance only. It is not intended to be used as a basis for any decision.
 All measurements are taken to the best of our knowledge.
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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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Comprising a large reception, a spacious double bedroom, a superb contemporary bathroom, a stunning, modern, fully-fitted kitchen, and a private garden with a patio and beautiful lawn, ideal for gardening lovers, alfresco dining and barbecues! Along with an excellent finish, the apartment retains wonderful period features, including; a lovely bay window in the reception and a large sash window in the bedroom, flooding it with natural light; original wood floorboards; high ceilings; and a brick fireplace surround feature in the reception.

Conveniently located a couple of minutes walk from lively Camberwell - various bus stops, green spaces and the University of the Arts Camberwell College of Arts. Near by are also pubs, cafes, restaurants, supermarkets, shops and schools, all within walking distance. It is only 0.5 mile from Denmark Hill station and 0.9 mile from Peckham Rye station (Overground / Southern / Thameslink / Southeastern).

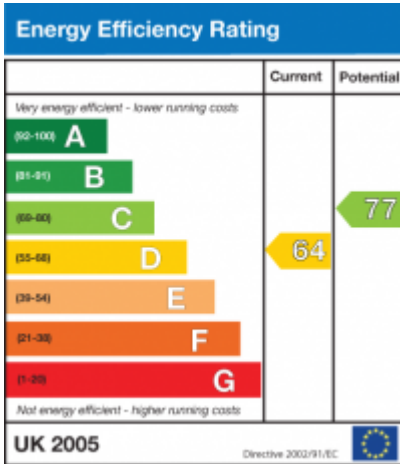
Tenure Details

Tenure - Share of Freehold

Lease Length - 997 years

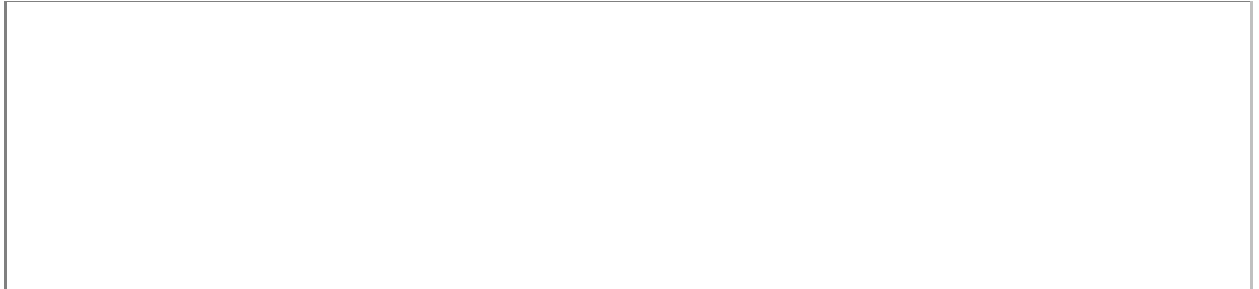


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When you want to view a property through us it helps to bear in mind the following:

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 Kennington / Oval Sales Office quoting 2854674

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.