

## DAGMAR ROAD, CAMBERWELL, SE5

LEASEHOLD - SHARE OF FREEHOLD

£500,000



## SPEC

Bedrooms : 2

Receptions : 1

Bathrooms : 1

Lease Length : 991 on the underlying lease

Service Charge : Maintenance on an 'ad hoc' basis

Ground Rent : n/a

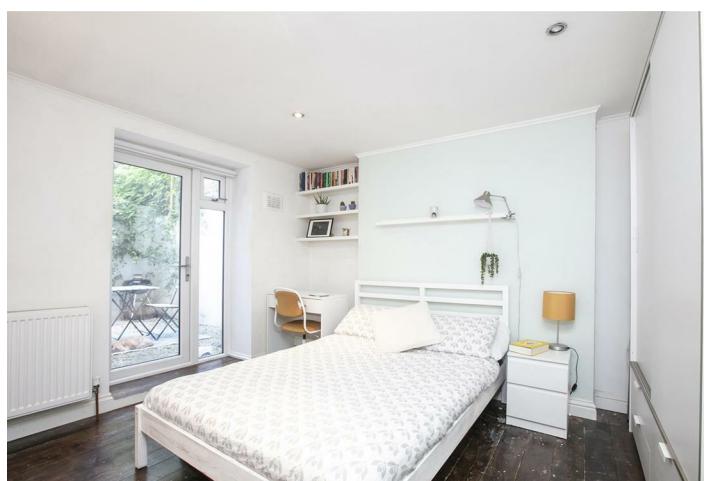
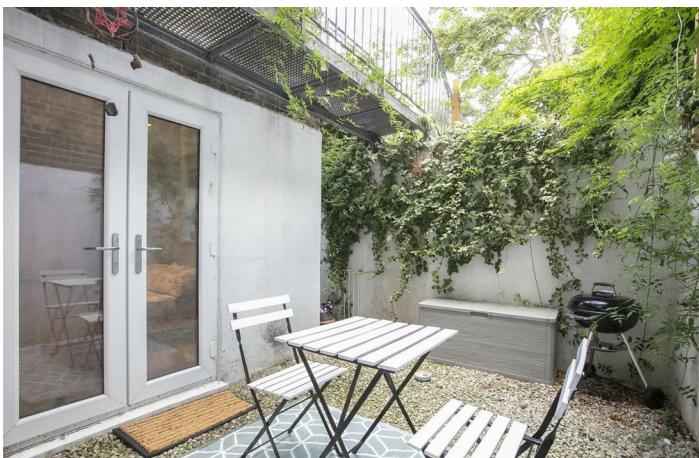
## FEATURES

Private Patio

Prized Location

Shared Garden

Share of Freehold



# DAGMAR ROAD SE5

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WOOSTER  
& STOCK

Well Placed Two Bed Conversion With Private and Shared Gardens - CHAIN FREE.

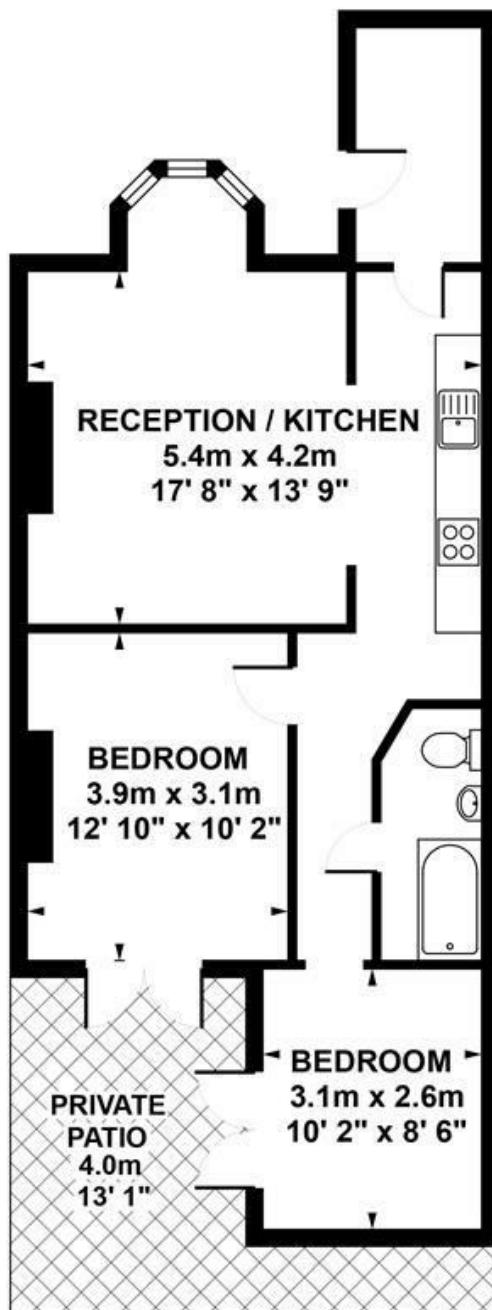
Boasting a cracking location, private patio AND a leafy shared garden - this super two bedder will tick all of your boxes. It takes the entire lower ground floor of a handsome period terraced building moments from the much loved Camberwell Grove Conservation area. You're within a stroll of all that Camberwell offers and Bellenden Village is not much further. Transport is easy as pie with nearby Denmark Hill offering swift services to Blackfriars, Victoria, Clapham, Shoreditch and many more!

Heading down from street level you reach your private entrance which leads inward to some handy recessed storage space. The kitchen runs along the left wall with plentiful cabinets, a four ring gas hob, oven and Karndean flooring. A wide open arch invites you right to your bright, spacious reception which dips into the front bay window. The original timber flooring has been stained to contrast nicely with the neutral walls. Shelving hugs either side of the chimney breast which hosts a wonderful wood burning stove. You'll be looking forward to winter! Past the kitchen you reach the double bedroom which opens onto the patio via double doors. There's more tasty timber flooring. The bathroom has terrific teal tiling over the bath, a modern white suite and heated towel rail. The second bedroom, a good sized single has further access to the patio. Steps lead rear from your private outside space up to a lush shared garden awash with honeysuckle.

South London Art Gallery and Camberwell College of Arts are minutes away for a spot of cultural activity. For those with small children, Lyndhurst Grove Primary is very close as is the Villa nursery. Going to work? Both Peckham Rye or Denmark Hill mainline stations in about 12 minutes for the London Overground line and services to Victoria, Blackfriars and London Bridge. Grab one of the many buses running along Peckham Road (moments away) - these will take you pretty much anywhere you want to go! Settle the weekly shop at Dog Kennel Hill Sainsbury's, just two minutes in the car. Social endeavours in nearby Camberwell are plentiful and highly considered. We love the Hermit's Cave, The Tiger, The Crooked Well and the award winning Camberwell Arms.

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### LOWER GROUND FLOOR

Approximate. internal area :  
60.30 sqm / 649 sq ft

### TOTAL APPROX FLOOR AREA

Approximate. internal area : 60.30 sqm / 649 sq ft

Measurements for guidance only / Not to scale

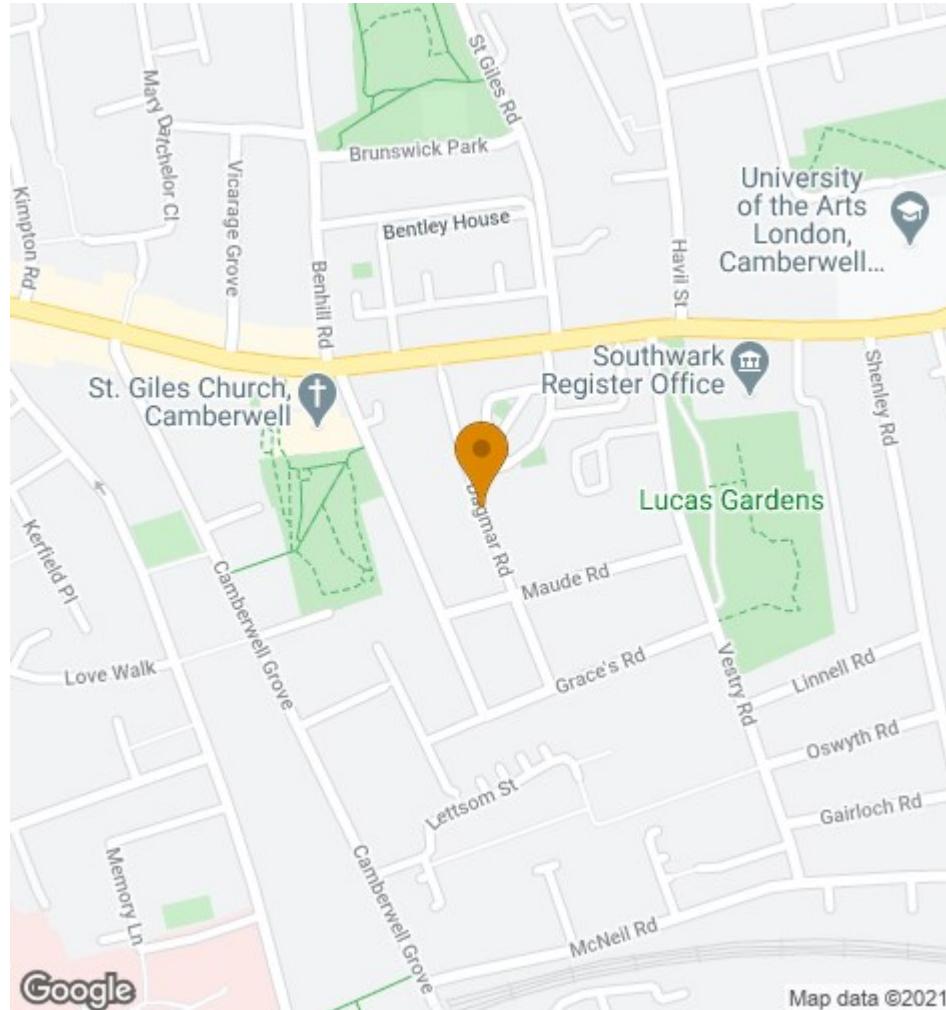
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	69	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.



**WOOSTER  
& STOCK**

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