



Ardbeg Road, SE24  
Guide Price £1,150,000

020 8702 8111  
[pedderproperty.com](https://www.pedderproperty.com)

**pedder**



# In general

- A most stunning ground floor Victorian garden apartment located in the much sought-after 'North Dulwich Triangle'
- Upgraded and modernised to an extremely high standard
- Three bedrooms, two bathrooms
- Open-plan 21' x 19' kitchen/lounge/dining room
- Very attractive 43' landscaped rear garden
- Utility room, cellar
- Beautifully presented throughout
- Highly sought after location close to Dulwich Village and Herne Hill

# In detail

A most stunning light and spacious ground floor Victorian garden apartment for sale located on this much sought-after tree lined residential road in the popular 'North Dulwich Triangle', just a short distance from both Herne Hill and Dulwich Village.

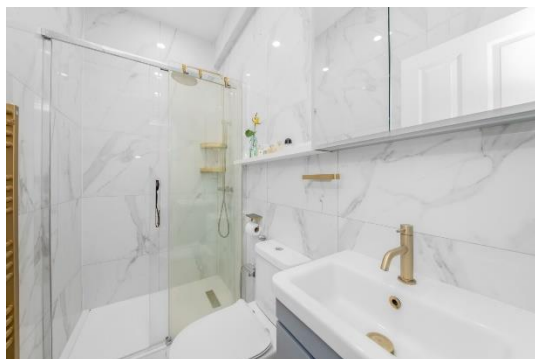
This lovely apartment has been extended, upgraded and modernised to an exceptionally high standard creating a beautifully presented interior. The property has a gross internal area of 1207 sq ft and offers particularly spacious accommodation comprising three bedrooms, extended 21' x 19' kitchen/lounge/dining room, two bathrooms, cellar and a utility room leading to a side courtyard. Bi-fold doors from the lounge give access to a beautiful landscaped rear garden measuring 43'. Internally the bedrooms enjoy good sunlight and the rear reception room and garden enjoy noon and afternoon sun, ideal for entertaining.

The property is ideally located for access to both Herne Hill and Dulwich Village. Outstanding state schools include Judith Kerr, Dulwich Village Infants, Dulwich Hamlet and the Charter School. There are also world renowned private schools close by, including James Allen's Girls School, Alleyns, Dulwich College and Herne Hill school. Numerous delightful green spaces are within walking distance including Sunray Gardens, Brockwell Park, Dulwich Park, Belair Park, Sydenham Hill Wood and Peckham Rye Park and Common.

Excellent transport links are from North Dulwich station (entrance within just a few hundred yards) with frequent trains to London Bridge (approx 15 mins) and easy connection to Gatwick Airport, Herne Hill station (approx 10 minute walk) for Thameslink with regular trains to London Blackfriars (approx 12 mins) and King's Cross, Underground service from Brixton station (Victoria line) to Oxford Circus (approx 15 mins), Overground service from Denmark Hill and many bus lines. Further local amenities include King's Hospital (approx 5 minute drive). JAGS private membership sports club including tennis courts, 25-meter swimming pool, climbing walls, etc.) The Brockwell Park outdoor swimming pool/lido, Dulwich & Sydenham Hill Golf Club, Dulwich Horse Riding School, Dulwich Picture Gallery, Horniman Museum & Garden, many independent cafes, restaurants, shops, and pubs.

An internal viewing of this exceptional apartment is advised.

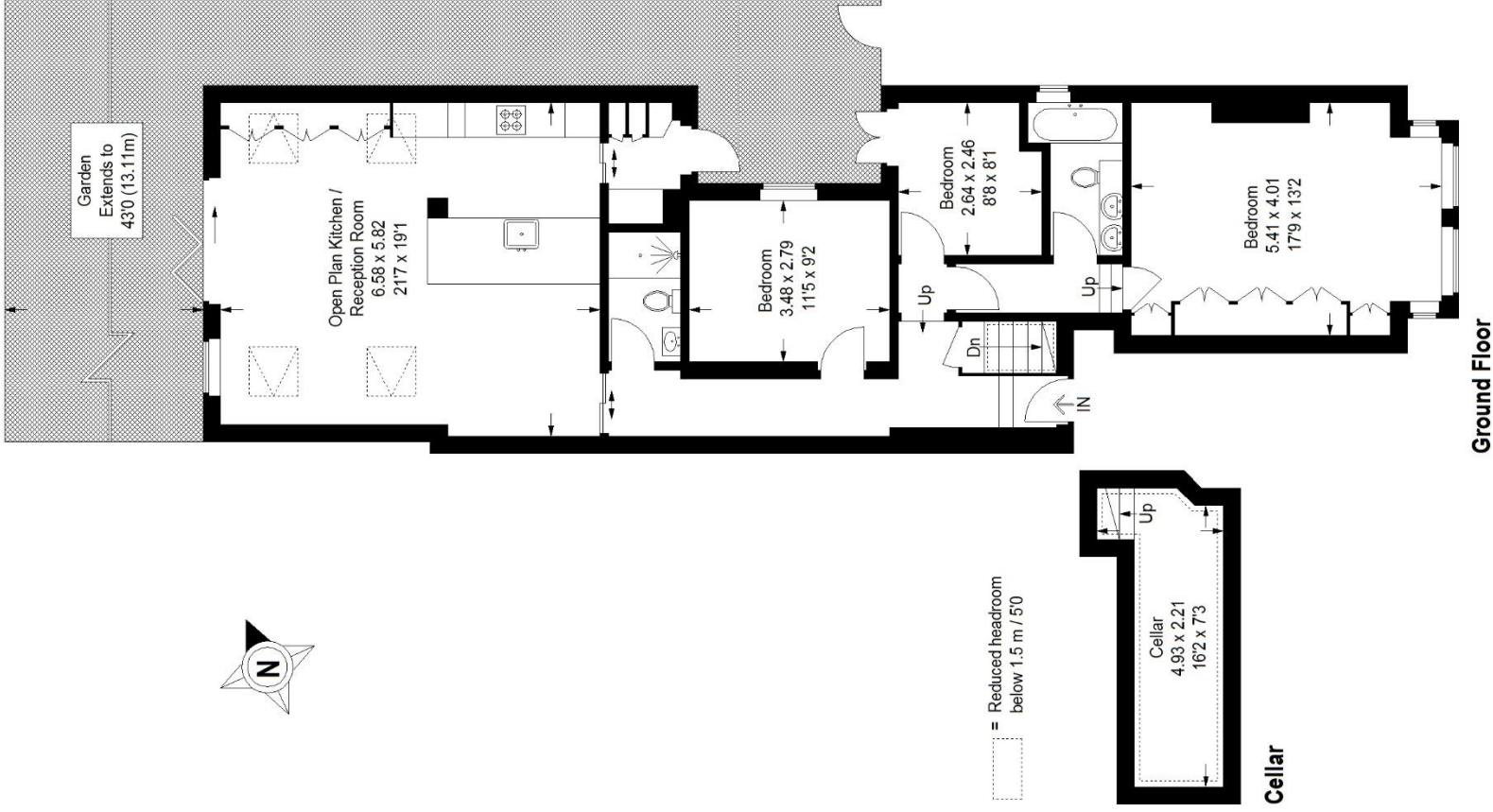
EPC: C | Council Tax Band: C | Lease Term Remaining: TBC | GR: £0 | SC: as of when | BI: £677



# Floorplan

**Ardbeg Road, SE24**

Approximate Gross Internal Area  
 Cellar = 8.5 sq m / 91 sq ft  
 Ground Floor = 103.7 sq m / 1116 sq ft  
 Total = 112.2 sq m / 1207 sq ft



Copyright www.pedderproperty.com © 2023  
 These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or