

Grosvenor Terrace, London, SE5

£615,000 Leasehold

Located on the quiet residential street of Grosvenor Terrace, this very spacious and beautifully maintained two double bedroom split-level flat spans over 900 sqft. The flat is within an attractive end of terrace Victorian conversion in the Grosvenor Estate Conservation Area.

LOCATION

Grosvenor Terrace is close to an abundance of local amenities, including the bustling Camberwell Road, East Street Market and a lovely weekly farmers market at St Mark's Church in Oval. There is lots of green space near at hand, with Burgess Park at the end of the road and Kennington Park a stones throw away. The Grosvenor Estate Conservation Area has an active residents association with summer fetes, clubs and a small residents garden on Grosvenor Terrace.

DESCRIPTION

On the first floor, to the front of the house is the impressive reception space. Large sash windows flood the room with natural light. This is a vast space with plenty of room for a dining table as well as a sofa and further freestanding furniture.

Towards the rear is the kitchen which is finished well. You will find an oven with gas hob and extractor above. There is also an integrated fridge/ freezer, washing machine and dishwasher. Again, another large sash window brings in good light.

You will also find a guest WC on this level.

Heading up to the second floor that houses both bedrooms and the bathroom.

The primary bedroom is a generous size, suitable for a large double or king-sized bed. There is a handy nook in the corner, which is perfect for clothes storage.

The secondary bedroom is a well sized double bedroom with space to add freestanding storage.

The bathroom is tiled throughout and contains a large bath with overhead shower, sink and WC.

Parking – Residence permit available.

SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Service Charge - c. £750.00 per annum (more in 2024 due to fire safety check - £1225)

Ground Rent - £289.84 per annum

Council Tax Band - D

UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected

Heating – gas central heating

Sewerage – mains connected

Broadband – superfast fibre

LOCAL AUTHORITY

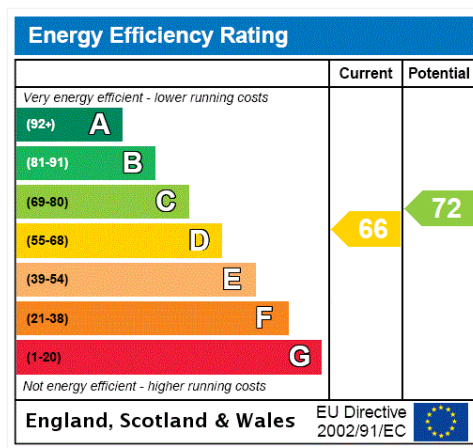
Southwark Council

TENURE

Leasehold - 125 years from 6 July 2012

DIRECTIONS

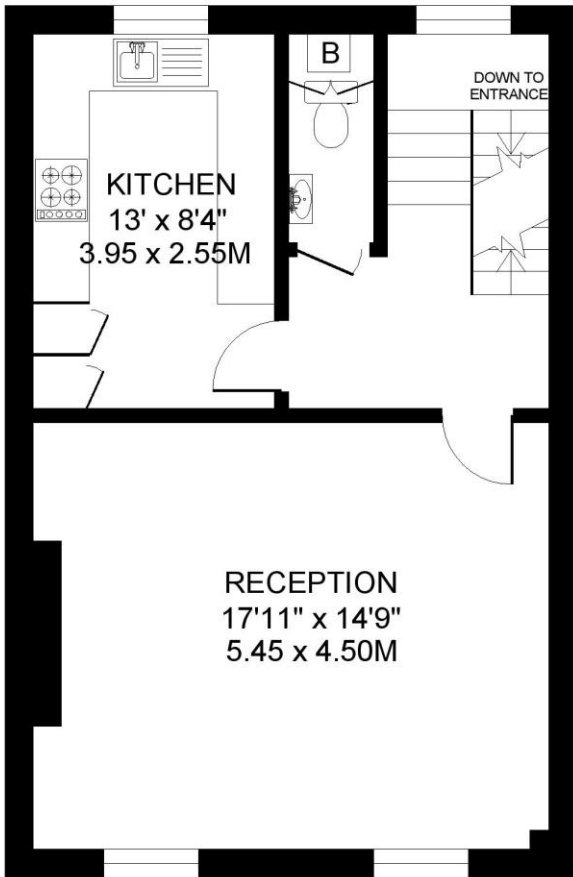
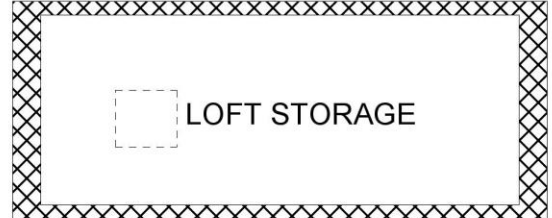
The property is well served with transport links; Oval underground station (Northern Line) is within 15 minutes walk (0.6 miles), while Kennington Station (0.6 miles) and Elephant and Castle underground and rail station (0.9 miles) are also close by. Vauxhall is a short bus ride away (1.1 miles from the property), opening up easy access to South West London. The area is also fantastically served by frequent bus services from both Walworth Road and Camberwell New Road.



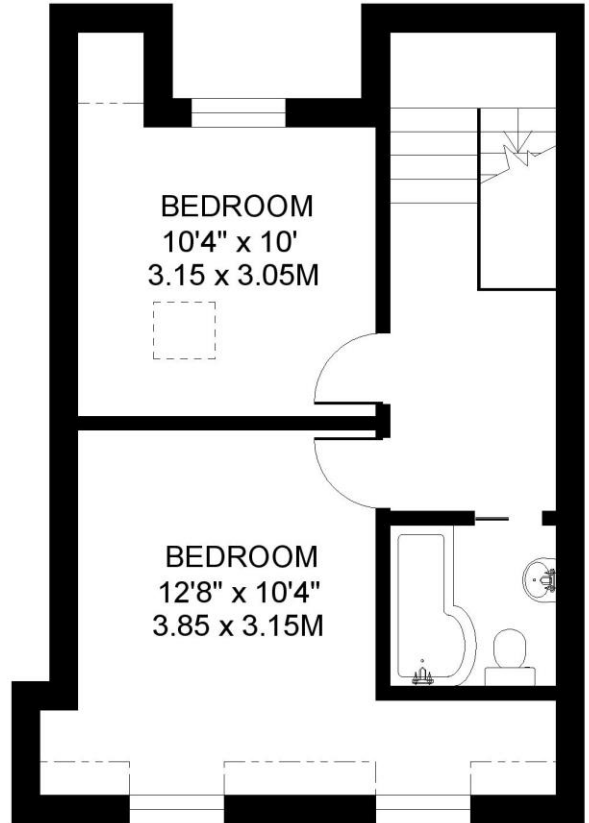


GROSVENOR TERRACE. SE5
2 BEDROOM FLAT

Approximate gross floor area
918 SQ.FT / 85.3 SQ.M.
Plus loft storage 109 sq.ft / 10.1 sq.m.



FIRST FLOOR 505 SQ.FT.



SECOND FLOOR 413 SQ.FT.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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Floorplan produced for Winkworth by Floorplanners 07801 228850

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