



Grosvenor Terrace, London, SE5

£649,950 Leasehold

Located on a quiet residential street, this spacious two-bedroom split-level flat is in a lovely Victorian period conversion and part of the Grosvenor Estate conservation area. EPC rating D.

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LOCATION

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

DESCRIPTION

As you walk in through the front door you immediately step into the hallway and straight ahead you have a great sized living space, there is plenty of room for two sofas, a coffee table and tv stand. There is also a beautiful floor to ceiling window that brightens up the room.

Next to the reception room is an open plan kitchen/diner which is a perfect for socialising. It benefits from an abundance of storage and worktop space, an induction hob and an integrated oven, it also has space for a dishwasher.

Just down the hallway there is the bathroom that contains a shower over the bath, w/c, a sink, mirror and plenty of storage.

Further down there is built in storage and access to a private back garden. On the lower ground floor, you have the two bedrooms.

The first bedroom is a generous size, it has enough space for a large double bed, a desk and a chest of draws, it also has a built-in wardrobe to maximise the space.

The second bedroom has a walk-in wardrobe/utility area, again, is large enough to fit a double and desk.

The private garden is a charming space, perfect for entertaining or relaxing in the warmer months.

SERVICE CHARGE, GROUND RENT, COUNCIL TAX

Service Charge - £904 per annum

Ground Rent - £10 per annum

Council Tax Band - D

PARKING

Residents permit through Southwark Council

UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected

Heating – gas central heating

Sewerage – mains connected

Broadband - superfast Fibre Broadband

LOCAL AUTHORITY

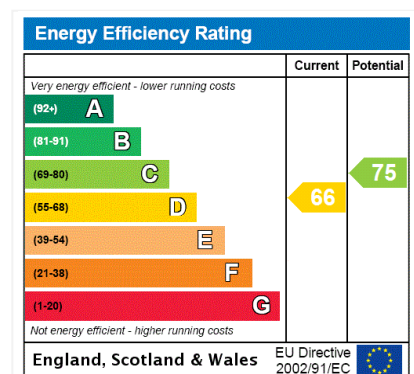
Southwark Council

TENURE

Leasehold - 125 years from 20 January 1992

DIRECTIONS

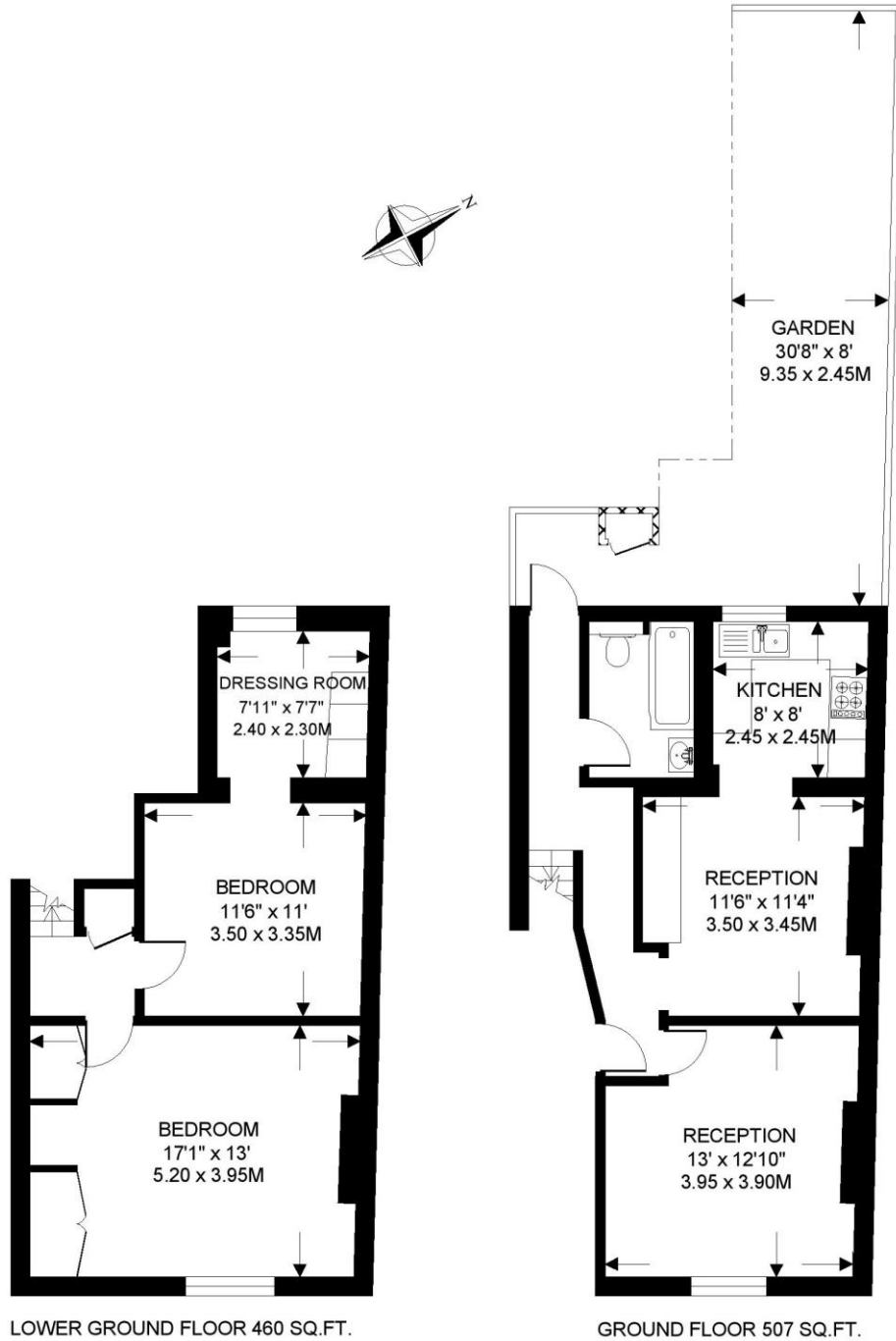
The property is well served with transport links; Oval underground Station (Northern Line) is within a 15-minute walk (0.6 miles), while Kennington Station (0.6 miles) and Elephant and Castle underground and Railway Station (0.9 miles) are also close by. Vauxhall is a short bus ride away (1.1 miles from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





GROSVENOR TERRACE. SE5
2 BEDROOM FLAT

Approximate gross floor area
967 SQ.FT / 89.8 SQ.M.



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