

Groveway, London, SW9

£495,000 Leasehold

A two-bedroom, first floor flat with a private share of the rear garden. Situated within a Grade II listed Georgian double fronted building, ideally located just off Brixton Road. The property needs modernising but it is fantastic opportunity for someone to put a stamp on this property and create a wonderful flat. EPC rating - D

Winkworth

LOCATION

Grovelway is located directly off Brixton Road and Stockwell Park Road. Stockwell Park Road is conveniently situated off Clapham Road.

DESCRIPTION

Upon entering the flat on the first floor, you are greeted by the kitchen and reception room on your right. The kitchen space is more than adequate with ample space for worktops, cupboards and utilities.

Adjacent to the kitchen is the reception room which is a well-sized room suitable for a sofa, table and other freestanding furniture.

Opposite are both double bedrooms which are both generously and evenly sized and have space for double beds and freestanding storage.

One bedroom looks outwards toward the rear of the building, the other to the front.
The bathroom is in the centre of the flat and comprises a bath with shower, sink and W.C.

Lastly the flat comes with a private share of the rear garden, which is accessed through a gate to the side of the building.

SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Council tax band – C
Service charge – £1,959.58
Ground rent – Nil

PARKING

On-street parking permit

UTILITIES

Electricity – mains connected
Water – mains connected
Heating – gas central heating
Sewerage – mains connected
Broadband – superfast broadband

LOCAL AUTHORITY

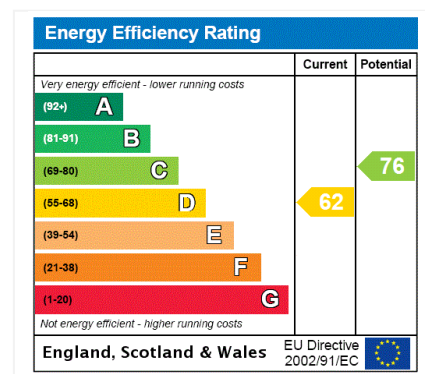
Lambeth Council

TENURE

Leasehold - new 125 years lease

DIRECTIONS

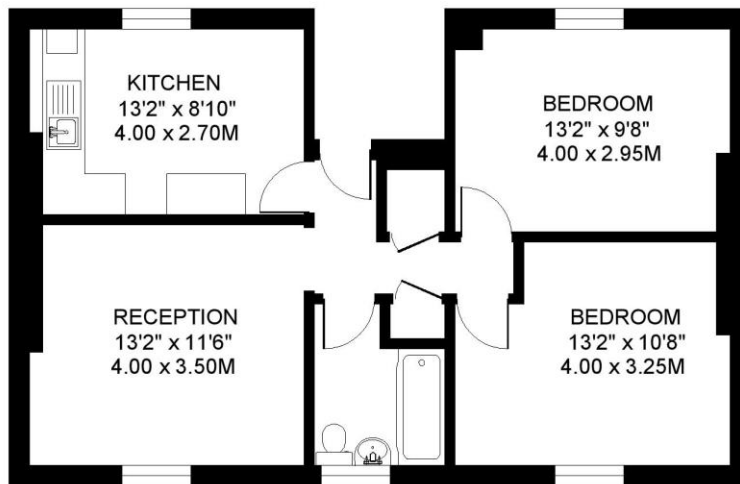
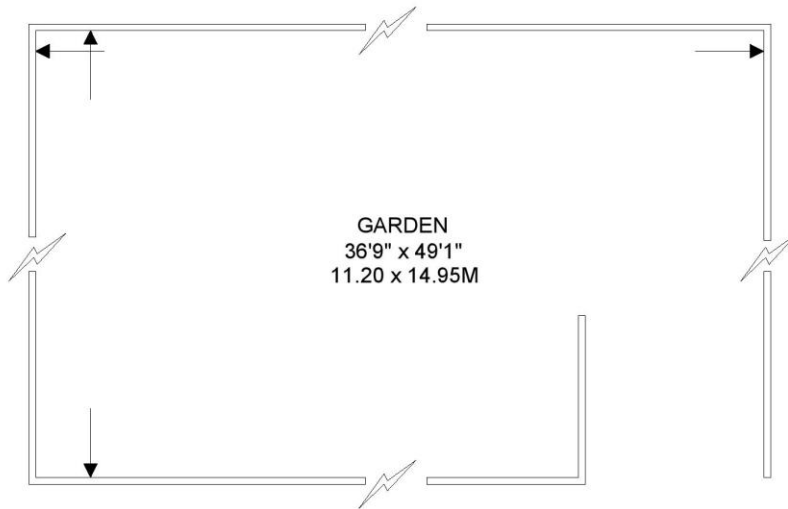
Stockwell Underground Station (Northern and Victoria Line) is approximately 0.5 miles away. Brixton Road and Clapham Road are well served by a frequent bus service up to Oval Underground Station and onward into Central London. Oval Underground Station is approximately 0.8 miles from the property.





GROVEWAY. SW9
2 BEDROOM FLAT

Approximate gross floor area
650 SQ.FT / 60.4 SQ.M.



FIRST FLOOR

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. Copyright: These plans should not be reproduced by any other person, without permission. Floorplan produced for Winkworth by Floorplanners 07801 228850

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