



Grosvenor Terrace, London, SE5

£600,000 Leasehold

Winkworth are proud to present this truly spectacular two-bedroom, split-level flat, finished to an impeccable standard and within the Grosvenor Park conservation area.

LOCATION

Grosvenor Terrace is a picturesque street running adjacent to Urlwin Street and connecting with Grosvenor Park in the Grosvenor Park conservation area, which comprises a quiet cul-de-sac. It is situated within walking distance of Oval, Kennington and Elephant and Castle stations and within easy reach of Camberwell Road for buses into the West End and the City. Burgess Park and Kennington Park, each with tennis courts, sports facilities, cafes and open green spaces, are at either end of the road.

The markets on East Street and in St Mark's Churchyard, the exceptional food scene of Camberwell (The Camberwell Arms, Theo's, Silk Road, Zeret Kitchen, Nandine and others) and the new cafes, bars and restaurants in Elephant Park are all within a 15-minute radius.

DESCRIPTION

The first floor is split between a sizable eat-in kitchen at the back of the property and a stunning reception room at the front, overlooking the quiet street below. Each of the rooms on the first floor benefits from particularly high ceilings, beautiful wooden flooring and very large sash windows that fill the space with light.

The kitchen is fully modern with wooden worktops and large, white gloss cabinets as well as a large range oven with a gas hob, dishwasher, fridge/freezer and space for a washing machine.

Arguably the highlight of this property is the reception room : a warm and spacious place, with an abundance of natural light. There is more than enough space for large sofas and coffee table, as well as a dining table and chairs.

Moving up to the second floor you will find two fantastic sized bedrooms, each of which can easily accommodate a king-size bed as well as plenty of free-standing storage.

The bathroom has been finished to an excellent standard with white metro tiles, which complement the darker painted walls. It comes with walk-in shower, separate bath, sink, w/c and heated towel rail.

SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Service Charge - £464.00 per annum

Ground Rent - £10.00 per annum

Council Tax Band - D

UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected with water meter

Heating – gas central heating

Sewerage – mains connected

Broadband - superfast fibre

LOCAL AUTHORITY

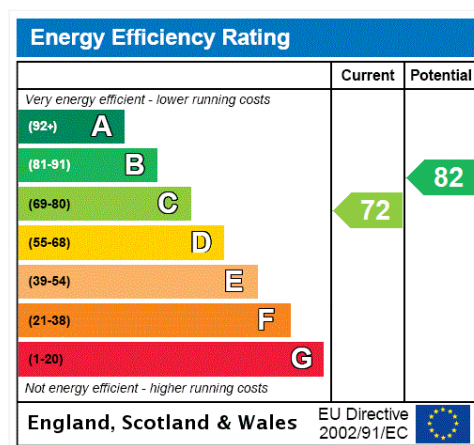
Southwark Council

TENURE

Leasehold - 125 years from 30 July 2001

DIRECTIONS

Grosvenor Terrace is just off Camberwell Road/Walworth Road, which is well-served by frequent bus services up towards Elephant & Castle (five minutes), the City (20 minutes) and the West End (25 minutes) and down towards Camberwell town centre (five minutes) and Peckham and East Dulwich (15/20 minutes). The nearest station is Oval station (Northern Line), which is c. 0.6 miles away. Kennington station (Northern Line) is c. 0.8 miles and Elephant & Castle station (Northern Line, Bakerloo Line, Thameslink/Southern Rail) is c. 1 mile.



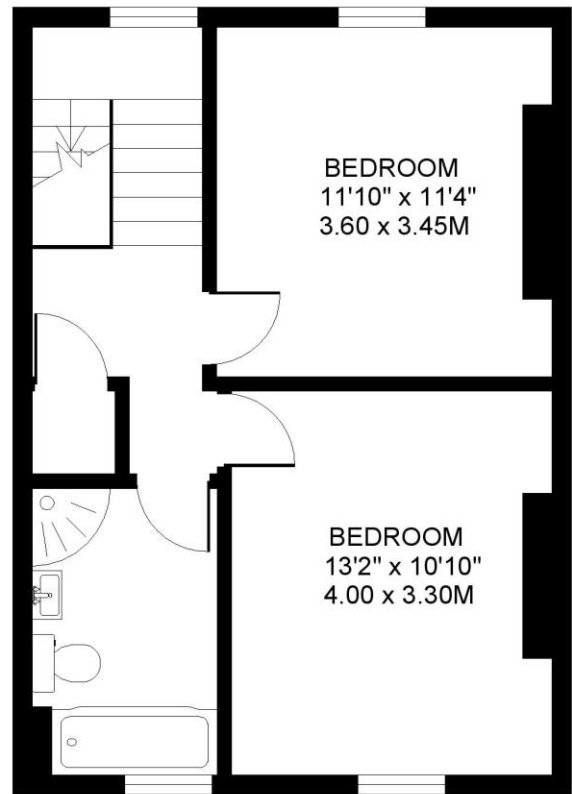


GROSVENOR TERRACE. SE5
2 BEDROOM FLAT

Approximate gross floor area
847 SQ.FT / 78.7 SQ.M.



FIRST FLOOR 404 SQ.FT.



SECOND FLOOR 443 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.

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

Kennington | 020 7587 0600 | kennington@winkworth.co.uk