

County Grove, London, SE5

£395,000 Share of Freehold

A great opportunity to acquire a charming one-bedroom garden flat situated in a Georgian, Grade II listed building. EPC rating – D

LOCATION

The flat is located on Country Grove which is just off Camberwell New Road, only a short walk from Camberwell Green and Myatt's Field Park. The flat is very well located for the trendy gastro pubs, bars and many eateries of Camberwell, Peckham and Brixton. A moderate walk to Oval, alternatively it is well served by bus to Oval, Vauxhall, Peckham and Dulwich.

DESCRIPTION

The flat is on the lower ground floor of this attractive Grade II listed Georgian building located in the Camberwell New Road Conservation Area. It is arranged to provide an open plan kitchen and reception room, a double bedroom and a bathroom. The flat also benefits from a patio garden to the rear.

Upon entering the flat, you are immediately greeted by the kitchen and reception room. The reception room is at the heart of the property and provides a cosy space to wind down and relax, with space for a sofa, table and other freestanding furniture. The kitchen space is complemented by good shelves for storage and includes an integrated oven and sink.

The bathroom comprises a bath with shower, WC and sink. There is also a washing machine, as well as useful storage cupboards.

The bedroom is a great size with ample space for a double bed and freestanding furniture or storage. There are also two in-built storage cupboards which are always extremely useful.

From the bedroom, there is a door leading out to the charming and secluded west facing patio garden which has good space for table and chairs, as well as various plants and shrubs.

SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Service charge – £600 per annum

Ground rent – N/A

Council tax band - A

UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected

Heating – gas central heating

Sewerage – mains connected

Broadband – superfast broadband

PARKING

A street parking permit can be obtained from Southwark Council.

LOCAL AUTHORITY

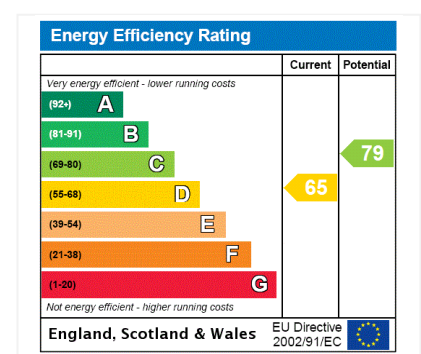
Southwark Council

TENURE

Share of Freehold - 999 years from 29 September 2001

DIRECTIONS

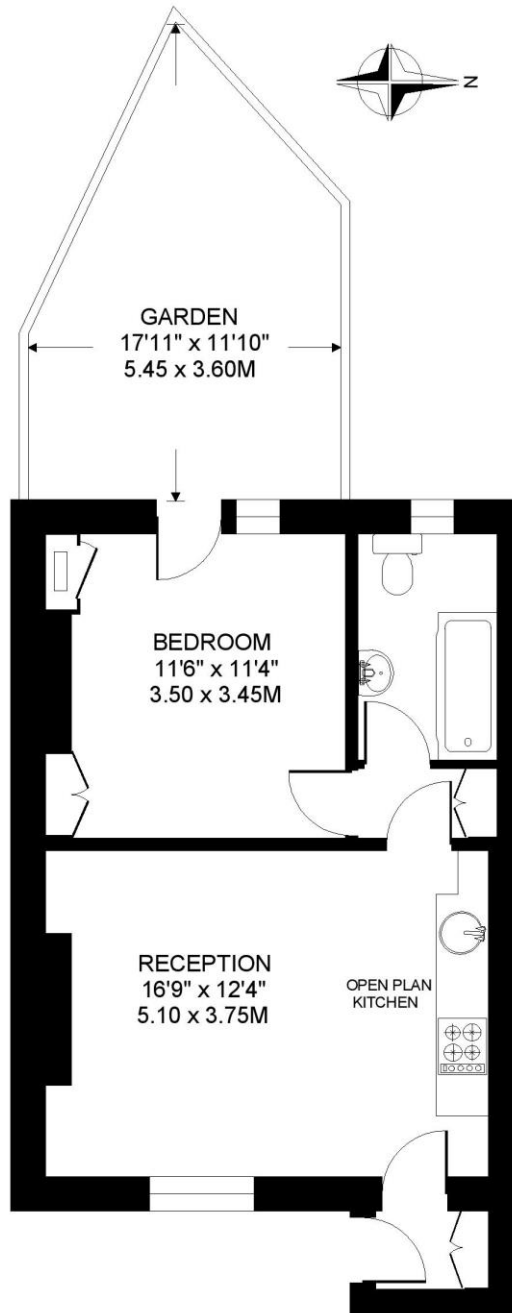
The adjoining Camberwell New Road is well served by a frequent bus service into Central London. There are multiple bus routes from Hayes Court to Victoria, Paddington and Battersea. Oval Underground Station (Northern Line) is approximately 0.6 miles away.





COUNTY GROVE. SE5
1 BEDROOM FLAT

Approximate gross floor area
410 SQ.FT / 38.0 SQ.M.



LOWER GROUND FLOOR

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