



HUNTERS[®]
HERE TO GET *you* THERE

Grosvenor Terrace, London, SE5 | £650,000
Call us today on 020 7708 2002



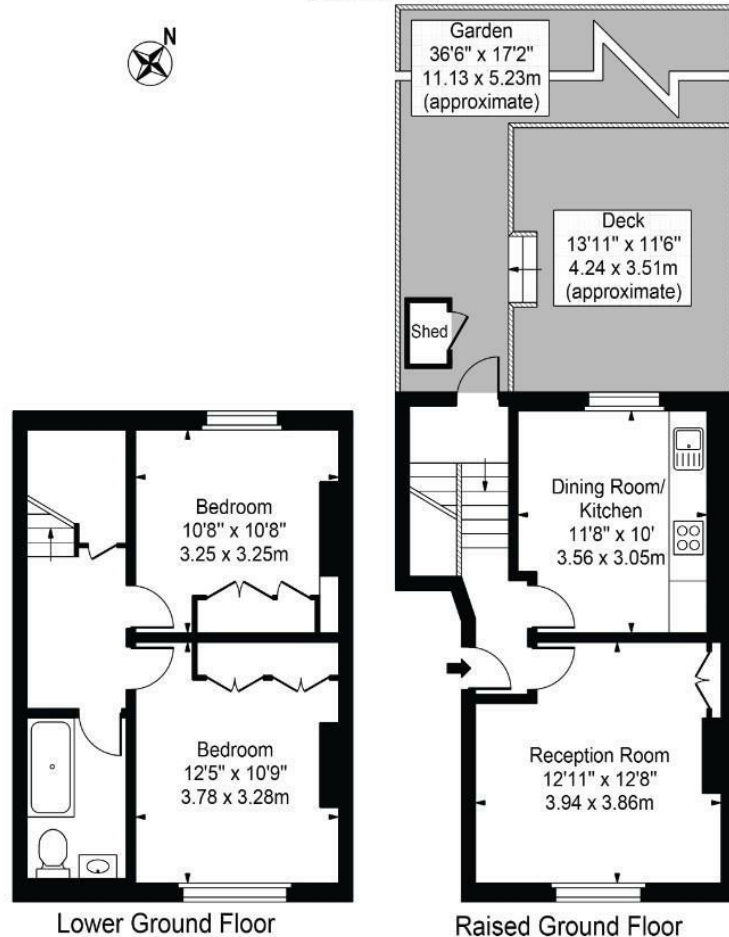
- Two Bedrooms
- Gross Internal Area 69sq Meters
 - 111 Years Left On Lease
 - Ground Rent £200 PA
- Service Charge £664.45 PA (Includes Ground Rent)
- Council Tax Band D
- EPC Rating C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Grosvenor Terrace, SE5 0NW

Approx. Gross Internal Area 752 Sq Ft - 69.86 Sq M
(Excluding Shed)



Lower Ground Floor Raised Ground Floor
For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

A Spacious, two-bedroom, split level, Victorian garden flat close to Burgess Park and Kennington Park. Situated on the lower ground and raised ground floors of a Victorian terrace along a tree-lined street, this garden flat has everything you need for relaxed city living.

On the raised ground floor, you have a large reception with oak flooring, hardwood sash windows with matching shutters and a fully functioning limestone fireplace for cosy winter evenings. The kitchen sits conveniently behind, there is a generous selection of wall and base units with quartz worktops and a glass splashback, integrated oven and hob, dishwasher and fridge freezer. You enjoy the same oak flooring that graces the reception, ample space to dine and lovely garden views. The well-proportioned bedrooms are situated on the lower ground floor; both with space for a double bed, quality carpets, built in wardrobes and spotlights. The bathroom has a double ended bath with integrated taps and a shower over the bath with a glass screen. Attractive stone coloured porcelain tiling contrast with the wooden bath paneling. There's a full-length mirror that revolves to reveal clever storage space and of course a heated towel rail and spotlights. The hallway has space for a desk and the under stairs cupboard has been plumbed for a washing machine, saving space in the kitchen and you can close the door to reduce the noise when operational. The landscaped garden is over 11metres long and has plenty of established border plants and shrubs, a limestone patio and decked area with atmospheric spots and up lighting for entertaining or dining al fresco, an outside tap and storage shed.

There is an active Grosvenor Community and Tenants and Residents Association that maintains the small children's park at the end of the road, and also organises a range of events such as - film nights and supper clubs. It's great to have such a sense of community in such a central location. Historical Camberwell has a burgeoning arts and music scene as well as a plethora of great independent restaurants, cafes and bars, with the same being seen on along Walworth Road. You also have the colour and bustle of East Street market a 0.7mile walk away too. Plenty of buses from Walworth Road will whisk you the few stops it takes to get up to Elephant & Castle for tube (Bakerloo, Northern) and surface rail connections. You can also take a 0.7 mile walk via Kennington Park to get to Oval tube and the popular Oval Saturday farmers market. At the end of the road you have Burgess Park, which, at a mile long, is Southwark's largest. There is plenty to explore here – the café, outdoor gym, lake, state of the art playgrounds, tennis courts, table tennis tables, designated barbeque facilities and even a world class BMX track – and all kinds of community events to enjoy throughout the summer.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

29 Denmark Hill, Camberwell, SE5 8RS | 020 7708 2002
| Camberwell.Sales@hunters.com

