



HUNTERS[®]
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Graces Road, London, SE5 | Offers In Excess Of £400,000
Call us today on 020 7708 2002



- Top Floor Victorian Conversion
 - Share of Freehold
 - Loft Style Design
 - One Bedroom
- Modern Kitchen and Bathroom
- Denmark Hill Station 0.9km
- Close to Lucas Gardens
 - Chain Free

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

Welcome to this charming one-bedroom apartment on the top floor of a grand Victorian terrace, located on Graces Road. This delightful Property boasts a unique loft style design, offering a trendy and modern living space that is sure to impress.

As you step inside, you are greeted by an impressive reception room, perfect for relaxing or entertaining guests, it is awash with light and has exposed brick walls and a vaulted ceiling. The kitchen is well presented, fitted with butcher's block worktops, contemporary grey units, stylish lighting, glass splashbacks and an integrated oven and hob. The property features one spacious bedroom, providing a comfortable retreat at the end of the day - with a Juliet balcony and views over gardens. The bathroom is elegantly designed, offering a tranquil space to unwind and rejuvenate.

One of the standout features of this property is the mezzanine level, adding a touch of sophistication and creating additional space for various purposes. The velux window allows natural light to flood the interior, creating a bright and airy atmosphere throughout. The property is adorned with stylish stripped wood flooring, adding warmth and character to the living space.

Peckham Rye station is a 1.2km walk for fast trains to Victoria and London bridge and the Thameslink line, as well as Overground services between Clapham Junction and Highbury and Islington (via Shoreditch). Denmark Hill station is 0.5km away in the opposite direction, providing a faster service to Victoria. Linnell Road is a pretty and quiet residential street with a wealth of lovely independent cafes and restaurants close by. Head to Bellenden Road for the superb Village Store where you can buy quality groceries. The amazing Flock and Herd is your local butcher, and the General Store sells a variety of speciality cheese and organic wines. Camberwell has an ever-growing number of great restaurants. Without even setting foot on the main road, you can eat at the Crooked Well, with its relaxed fine dining, or Theo's high-quality pizzeria. Just behind the property is Lucas Gardens, a wonderful example of an urban Victorian park. Or wander along Peckham Road to the South London Gallery for a wide variety of exhibitions, and a café serving a great weekend brunch. For schools you are blessed with the well regarded Lyndhurst Grove Primary or The Villa Pre-Prep.

Offers in excess of: £400,000

Tenure: Leasehold - Share of Freehold

Council Tax band: B

Authority: London Borough of Southwark

Lease length: 986 years remaining (Started in 2011 with a lease of 999 years)

Ground rent: Not payable

Service charge: Buildings Insurance share £354 -PA

Share of freehold: Seller owns 33%

Construction: Standard construction

Property type: Mid-terrace, Flat

Number of floors: 3

Entrance on floor: 1

Has lift: No

Over commercial premises: No

Parking: On Street

Controlled parking zone: Yes

Electricity: Connected to mains electricity

Water and drainage: Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: Connected to mains sewerage

Heating: Central heating, Mains gas

Heating features: Double glazing

Building safety issues: No

Restrictions

Title TGL366206 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - No sale or borrowing against the property can happen without the permission of Godiva Mortgages Limited as per the Charge dated 9 March 2021.

Rights and easements

Public right of way through and/or across your house, buildings or land: No

Flood risk: No

River and sea flooding risk: Very Low; Surface water flooding risk: Very Low;

Reservoir flooding risk: Not at risk; Groundwater flooding risk: Unlikely

History of flooding: No history of flooding has been reported.

Coastal erosion risk: No

Planning and development: No

Listing and conservation: No

Accessibility: None

Coalfield or mining: No coal mining risk identified

Graces Road, SE5 8PA

Approx. Total Internal Area 701 Sq Ft - 65.13 Sq M
(Including Restricted Height Area)
Approx. Gross Internal Area 625 Sq Ft - 58.06 Sq M
(Excluding Restricted Height Area)



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.

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.

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