



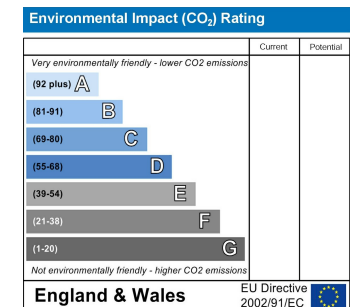
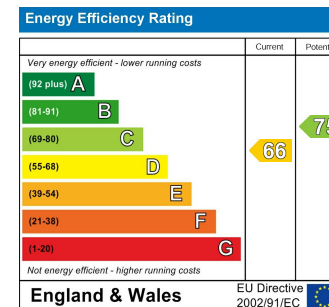
HUNTERS[®]

HERE TO GET *you* THERE

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



- Two Double Bedrooms
 - Private Garden
- Resident Permit Parking
- 93 Years Left On Lease
 - Ground Rent £10 PA
- Service Charge £600 PA
 - Council Tax Band D
 - EPC Rating D



Situated on a tree-lined street, a well presented two-bedroom extended split level apartment
with a study and private garden – chain free!

Internally you are greeted by a spacious reception room with high ceilings and cornicing, a picture sash window means its lovely and bright, finished with stripped wood flooring, shelving in the alcoves and a fireplace. Heading through the property you will find the kitchen which is adjacent to the dining room. The kitchen is stylish and smartly finished with butcher's block worktops, wood flooring, an integrated oven and hob and an exposed brick wall adding character to the space. The diner is vibrant with blue walls and offers enough space for a large dining table and chairs with further storage running along one wall. Moving down to the lower ground floor of the property, you will find the large master bedroom at the front, which spans the width of the property, finished with wood flooring, plantation shutters on the windows and built in storage. The second bedroom is also a god sized double bedroom with a dressing room/ utility area/study adjacent offering views to the garden and plenty of storage space, this would also make a nice nursery. The three-piece bathroom suite is located on the half landing and has a modern feel, with contemporary tiling, wood paneling and a bath with an overhead shower perfect for the busy morning dash. The garden is accessed through the door on the half landing and has a large patio, established planting and space to add more!

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. Just down the road you have a variety of shops and burgeoning restaurant and café bar scene 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. Grosvenor Park is a stone's throw from 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.

Offers in excess of: £650,000
Tenure: Leasehold
Council Tax band: D
Authority: London Borough of Southwark
Lease length: 93 years remaining (Started in 1992 with a lease of 125 years)
Ground rent: £10 a year (Not subject to increase)
Service charge: £600 a year
Construction: Standard construction
Property type: End-terrace, Flat
Number of floors: 3
Entrance on floor: 1
Has lift: No
Over commercial premises: No
Parking: On Street
Disabled parking: Yes
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
Building safety issues: No

Restrictions

Title TGL69580 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - No sale or transfer of the property (other than a charge) is allowed without the written permission of Clydesdale Bank PLC, the current charge holder.

Rights and easements

Title TGL69580 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- The property has the benefit of, and is subject to, easements and rights granted by the lease and those specified in paragraph 2 of Schedule 6 of the Housing Act 1985. - The title includes any legal easements granted by the registered lease(s) but is subject to any rights reserved by it.

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

Flood risk: Yes

River and sea flooding risk: Very Low; Surface water flooding risk: Low; Reservoir flooding risk: At risk; Groundwater flooding risk: Unlikely

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

Coastal erosion risk: No

Planning and development: No

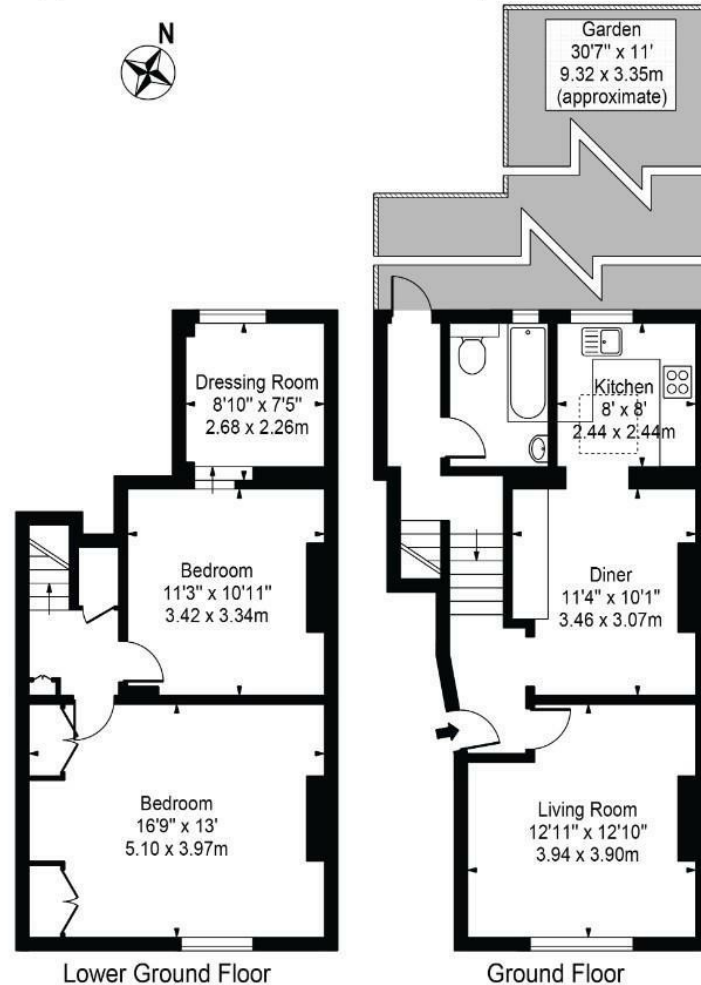
Listing and conservation: In a conservation area

Tree Preservation Order in place

Accessibility: None

Coalfield or mining: No coal mining risk identified

Grosvenor Terrace, SE5 0NW
Approx. Gross Internal Area 972 Sq Ft - 90.30 Sq M



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.

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

