



Grafton Close, Worcester Park

The **PERSONAL** Agent

# Offers In Excess Of £400,000 Share of Freehold

- Spacious Top Floor Period Apartment
- Entrance Hall with Walk-in Utility/Storage Room
- Open Plan Fully Fitted Kitchen/Living Room
- 15'11x15' 11 Bedroom One + Juliet Balcony
- 16'5x16'1 Bedroom Two or Reception Room
- Stunning Bespoke Bathroom Suite
- Walk-in Wardrobe + Snug/Home office
- Allocated Parking
- 53ft Private and Secluded Garden
- Share of Freehold + No Onward Chain



Space, character and location; this top floor apartment scores top marks for all three. The prestigious mansion apartment block Harby Browe is within walking distance along tree lined residential roads to Worcester Park mainline railway station offering a frequent service to central London.

Accessed via the original stately entrance hall of the building that provides the ultimate first impression, this spacious period apartment boasts 1055 Sq. Ft of accommodation with a spacious open plan fully fitted kitchen, lounge with separate dining area and a large window providing glorious suburban views over the surrounding area and rooftops.

The master bedroom has impressive measurements of 15'11" x 15'11" with a Juliet balcony and a walk-in wardrobe negating the need for additional wardrobe space in the bedroom making it feel even larger and there is a separate snug next door that is currently used as home office.

The second bedroom is even larger and measures 16'5" x 16'1" which can also be used as a reception room.

The property enjoys a West facing, private garden measuring over 53' x 32' and there is allocated residents parking.

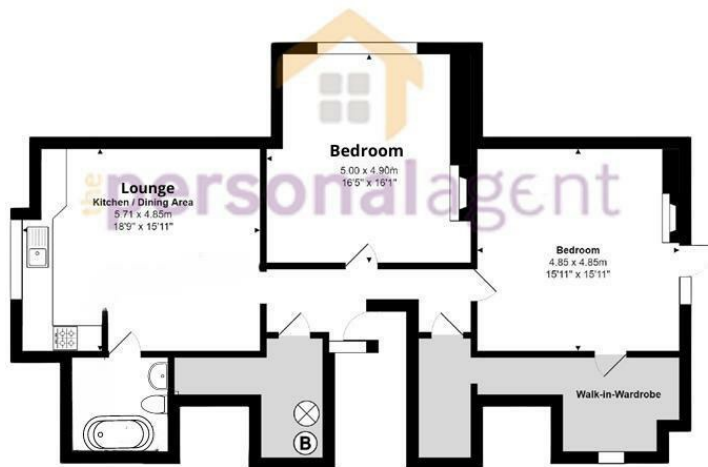
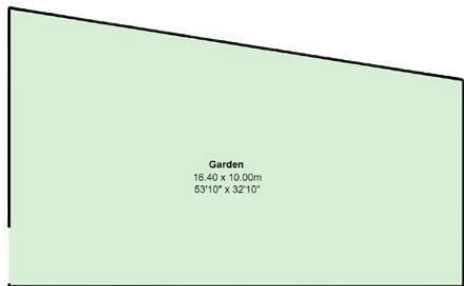
Viewing highly recommended. No chain.

Grafton Close is situated in one of the more leafy parts of the area with ample parkland and sports facilities nearby, whilst within walking distance are Worcester Park railway station and multiple bus routes. The nearby A3 provides direct road access to central London as well as links to the M25.

Tenure: Share of Freehold  
Underlying unexpired lease term: 933 years  
Council tax band 'D'  
Ground Rent: Peppercorn  
Service Charge: £1800 per annum







**Second Floor Flat**  
Harby Browe, Grafton Close, Worcester Park  
Total Area: 98.1 m<sup>2</sup> ... 1055 ft<sup>2</sup> (excluding garden)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		77
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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