



Harby Browe, Grafton Close, Worcester Park

The **PERSONAL** Agent

Offers Over £400,000

Leasehold - Share of Freehold

- Spectacular Ground Floor Period Apartment
- Original Stately Entrance Lobby
- Hallway With Fitted Storage
- Drawing Room With Original Stone Fireplace
- Original Period Bay Windows To The Rear
- Impressive Bedroom with Dressing Area
- Well Established Private Rear Garden
- Designated Parking Space
- Abundance of Original Period Features
- Share Of Freehold and No Onward Chain

Space, character and location; this stunning ground 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 804 Sq. Ft of accommodation with a spacious fully fitted kitchen/breakfast room with plenty of room for dining table and chairs.

The best is yet to come with a grand drawing room



with original ornate wood panel walls centred around an original solid stone feature fireplace and a spectacular bay window providing glorious views over a private well established rear garden.

The master bedroom has impressive measurements of 21' 2" x 15' 5" with a large bay window to rear aspect overlooking the garden and there is a luxurious dressing area which is fitted with ample wardrobe cupboards and plenty of storage. The bathroom is elegantly furnished with a matching white suite.

The property enjoys a West facing, private rear garden and there is allocated residents parking with parking for No 1 being immediately outside the front entrance.

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.

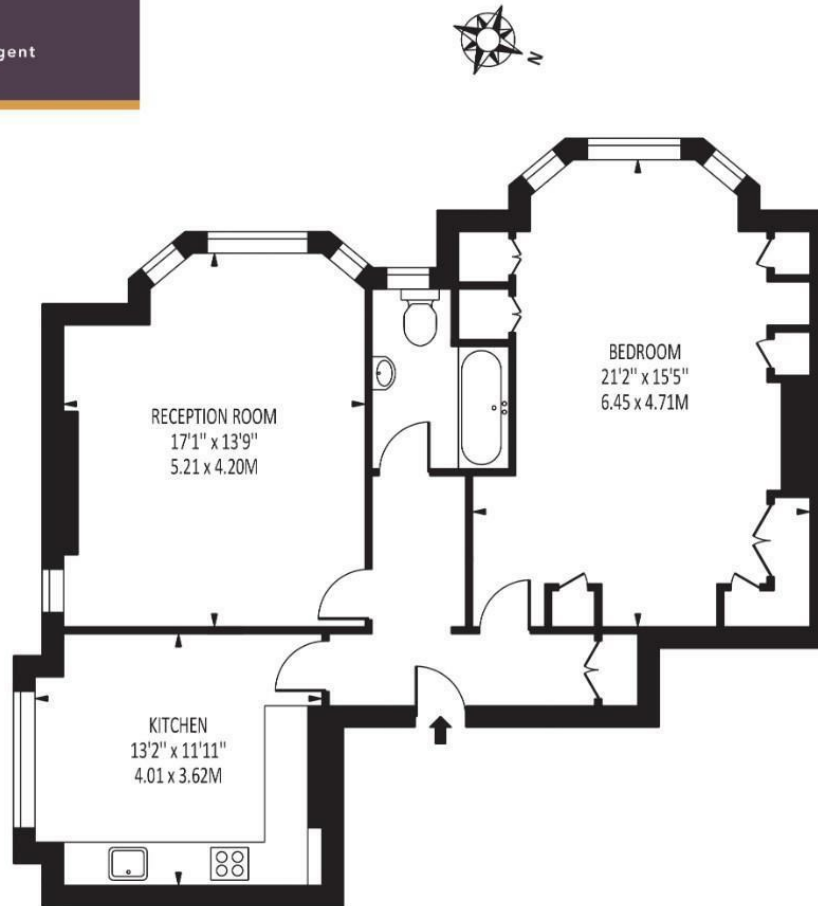
Tenure: Share of Freehold
Underlying unexpired lease term: 933 years
Council tax band 'B'
Ground Rent: Peppercorn
Service Charge: £1800 per annum £150 a month





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Harby Browe
Total Area: 804 SQ FT • 74.69 SQ M



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		
	68	79
England & Wales		EU Directive 2002/91/EC

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