



Groome House  
16 Black Prince Road, SE11

Asking Price £450,000

CHESTERTONS





A bright and well laid-out split level three bedroom flat further comprising spacious reception room with access onto a private balcony, separate modern kitchen and bathroom. The property is being offered with no onward chain.

Black Prince Road is conveniently located for the shops, cafes and restaurants of Kennington, Vauxhall and Southbank and the nearest transport links can be found at Vauxhall (Victoria line underground) and mainline stations.

- Split-level three-bedroom flat with a bright and well-laid-out design.
- Spacious reception room that opens onto a private balcony.
- Separate modern kitchen and bathroom for added convenience.
- No onward chain means a quicker and smoother moving process.
- Conveniently located near the shops, cafes, and restaurants of Kennington, Vauxhall, and Southbank.
- Excellent transport links with Vauxhall underground and mainline stations nearby.

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>		
49-54 <b>E</b>		
41-45 <b>F</b>		
35-39 <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

**Tenure:** Leasehold – 125 Years from 29 September 1986

**Service Charge:** £tbc

**Ground Rent:** £10 per annum

**Local Authority:** London Borough Of Lambeth

**Council Tax Band:** C

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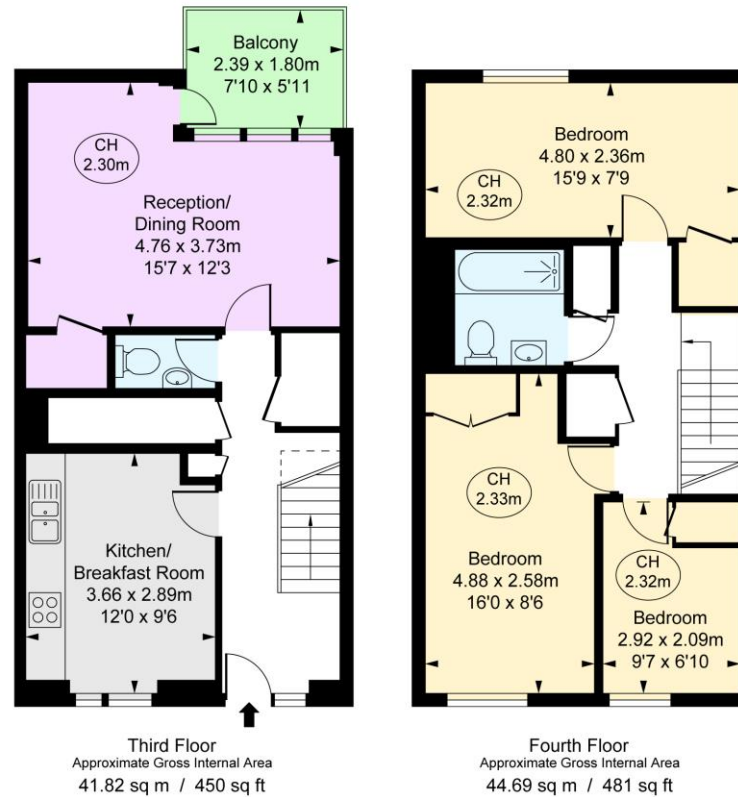
[chestertons.co.uk](https://www.chestertons.co.uk)

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Approximate Gross Internal Area  
86.51 sq m / 931 sq ft

( Including restricted height  
under 1.5m [ ] )

( CH = Ceiling Heights )



This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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