

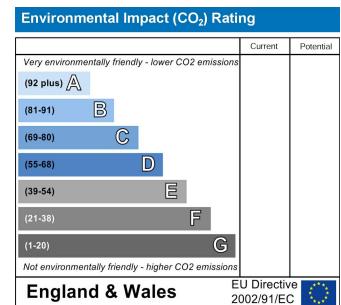
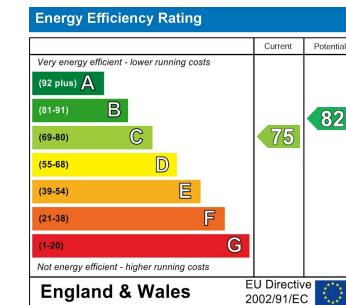


HUNTERS®
HERE TO GET *you* THERE

Grosvenor Park, London, SE5, SE5 | Guide Price £600,000
Call us today on 020 7708 2002



- Three Bedrooms
- Period Conversion
- Split Level
- Lease Length: 105 Years Remaining
- Ground Rent: £10 PA
- Service Charge: £450 PA



A good-sized split level three-bedroom period conversion flat!

On the first floor you are presented with a spacious reception room, spanning the width of the property, with space for relaxing and for a dining table and chairs. The room has is finished with neutral carpet and décor and a chic feature wall. The kitchen is a good size and has a range of white wall and base units, and space for plumbed white goods. You'll also find a good sized bedroom with space for a double bed and additional furniture, and benefits from built in storage. There is a modern bathroom with a three piece suite, complete with a shower over the bath, a sink and a WC. The room has been finished with a partially white tiled wall and wood effect flooring. On the second floor you'll find two generously sized bedrooms. The master bedroom is over 20 sq mt and both rooms have plenty of space for a double bed and additional furniture.

Just 0.7 miles away 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 0.6 miles 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. Or take the 0.7 mile walk via Kennington Park to get to Oval tube and the popular Oval Saturday farmers market. Grosvenor Park is a 0.3 miles from Burgess Park, which, at a mile long, is Southwark's largest. There is plenty to explore here and all kinds of community events to enjoy throughout the summer.

Tenure: Leasehold

Council Tax band: C

Authority: London Borough of Southwark

Lease length: 105 years remaining (Started in 2005 with a lease of 125 years.)

Ground rent: £10 per annum

Review period: 20 years

Service charge: £450 per annum

Construction: Standard construction

Property type: Flat

Number of floors: 3

Entrance on floor: 1

Has lift: No

Over commercial premises: No

Parking: On street, permit required

Electricity: Mains electricity

Water and drainage: Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: Connected to mains sewerage

Heating: Central heating

Building safety issues: No

Lease restrictions: The Lease is made pursuant to Part V of the Housing Act 1985 and the land has the benefit of and is subject to the easements and rights specified in paragraph 2 of Schedule 6 of the said Act.

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

Flood risk: Yes

History of flooding: No

Planning and development: None

Listing and conservation: Yes (Grosvenor Park conservation area)

Accessibility: None

Mining: No coal mining risk identified

Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering (AML) checks. We outsource these checks to our compliance partners at Coadjute, who charge a fee of £30 + VAT per person for this service. This cost is payable by the buyer and applies to each individual buyer, as well as to any person gifting funds towards the purchase.

Approximate Gross Internal Area 1041 sq ft - 96 sq m

Ground Floor Area 24 sq ft – 2 sq m

First Floor Area 597 sq ft – 55 sq m

Second Floor Area 420 sq ft – 39 sq m



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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