



HUNTERS[®]
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Grosvenor Park, London, SE5 | £550,000
Call us today on 020 7708 2002



- Three Bedroom
 - Split Level
 - Period Conversion
- Lease Length: 97 Years Remaining
- Service Charge: £450 PA
- Ground Rent: £10 PA

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			
England & Wales		EU Directive 2002/91/EC	76

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

A spacious three-bedroom split level conversion with plenty of period charm close to the delightful Burgess Park!

Internally you'll find a generously sized reception room, spanning the width of the property, with plenty of space for relaxing and for a dining table and chairs. The room has two sash windows allowing for plenty of natural light, built in storage in the alcoves, neutral décor and stripped wood flooring. The kitchen has a good range of white wall and base units, butchers block effect worktops, a grey metro tiled splash back, an integrated oven and hob and a breakfast bar. The bathroom has a three-piece suite, complete with a shower over the bath, a WC and sink with storage underneath. There are three good sized double bedrooms, all with plenty of space for a double bed and all benefit from built in storage.

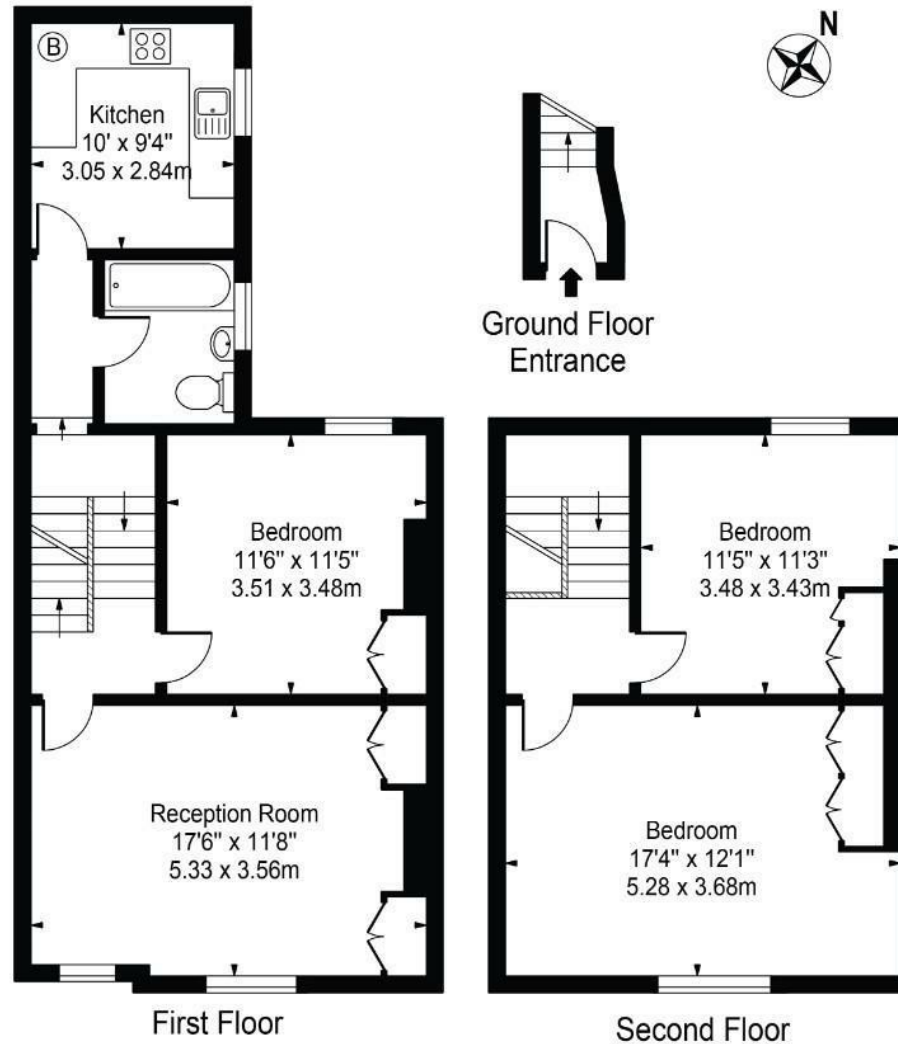
Just 0.7 miles away you have a variety of shops and burgeoning restaurant and café bar scene along Walworth Road. You also have the colour and bustle of East Street market 0.6 miles away too. Plenty of buses from Walworth Road will whisk you the few stops it takes to get up to Elephant & Castle for tube (Bakerloo, Northern) and surface rail connections. Or take the 0.6 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: 97 years remaining (Started in 1998 with a lease of 125 years.)
Ground rent: £10 per annum
Review period: Not subject to increase
Service charge: £450 per annum
Construction: Standard construction
Property type: Flat, conversion
Number of floors in building: 3
Entrance on floor: Ground
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: None
Lease restrictions: RTB lease under Housing Act 1985 Part V, subject to Schedule 6 easements and rights.
Public right of way through and/or across your house, buildings or land: No
Flood risk: Yes - surface water
History of flooding: No
Planning and development: None
Listing and conservation: Grosvenor Park conversation 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.

Grosvenor Park, SE5 0NQ

Approx. Gross Internal Area 1020 Sq Ft - 94.76 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.

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