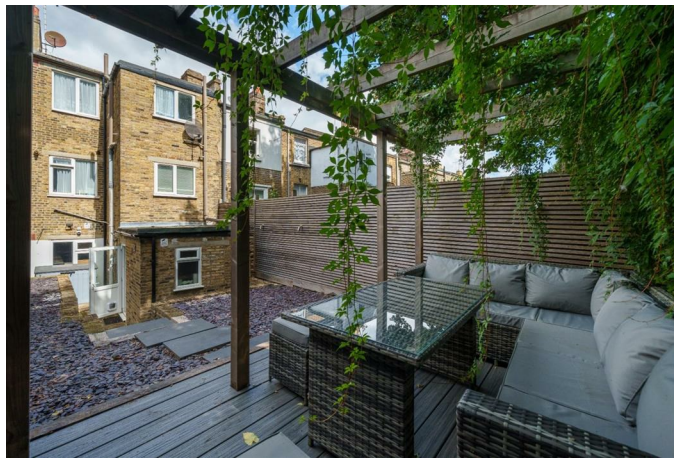




HUNTERS[®]
HERE TO GET *you* THERE

Graces Road, London, SE5 | Guide Price £400,000 -£425,000
Call us today on 020 7708 2002



- One Bedroom Flat
- South Facing Garden
- Modern and Chic Living
- Lease Length: 119 Years Remaining
- Service Charge: £950.64 PA
- Ground Rent: £250 PA (Subject to Increase)

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	70 79

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	

Guide Price: £400,000 - £425,000

A one-bedroom flat set on the lower ground floor of a Victorian building, the exterior treats you to period grandeur and internally you are presented with modern and chic living with the sole use of a South facing garden!

Sellers comments - "After living in London for most of my life it's rare to find a central London neighbourhood with such a community spirit. Graces Road has local support groups, arranged a recent street party and has its own WhatsApp group. The street is also very quiet and secluded, yet it isn't far from the centre. During my time here I've also experienced many wonderful bakeries, restaurants and bars like TOAD, Theo's, and Nandine, with more seeming to open up. Camberwell is a great area and I'll be sad to leave it!"

Internally you are presented with a good sized living room, with space for a dining table in the bay window. There is a sleek and contemporary kitchen with contrasting wall and base units, complementary white work tops, wine storage, built in appliances and it is finished with a white large format floor tile. The low maintenance, spacious garden is accessed via the kitchen, with a decked seating area at the rear under the Pergola, it makes a perfect spot to enjoy drinks or a meal with friends. The bedroom has views into the garden and has ample room for a bed and additional furniture. The bathroom is finished in a modern style with a walk in rain shower with Crittall-style shower screen, a WC and a sink with large format stone effect tiles and contrasting black hardware. The property is finished with neutral décor, wood flooring, modern spot lighting and column radiators throughout.

Grace's Road is one of the most sought-after addresses in SE5. A pretty and very quiet residential street with a true community feel. You are just around the corner from the amazing Toad Bakery and Mondo Sando Cafe. One of London's best Jazz clubs in the crypt of St Giles's Church (0.2 miles) is a true hidden gem. The Camberwell Arms is (0.3 miles) for a top Sunday roast. This flat is truly in the heart of the best of Camberwell. Located at the end of the road is Lucas Gardens, a charming public park with green spaces and a children's playground. Denmark Hill station is 0.4 miles away offering fast trains to Victoria and the Overground between Clapham Junction and Highbury and Islington (via Canada Water and Shoreditch).

Tenure: Leasehold

Council Tax band: C

Authority: London Borough of Southwark

Lease length: 119 years remaining (Started in 2020 with a lease of 125 years.)

Ground rent: £250 per annum

Review period: Increasing every 25 years to £500, £750, £900 then remaining £1,150 per year

Service charge: £950.64 per annum

Construction: Standard construction

Property type: Flat

Number of floors in building: 3

Entrance on floor: LG

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: None

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: Planning application made for 5G telecoms

Listing and conservation: No

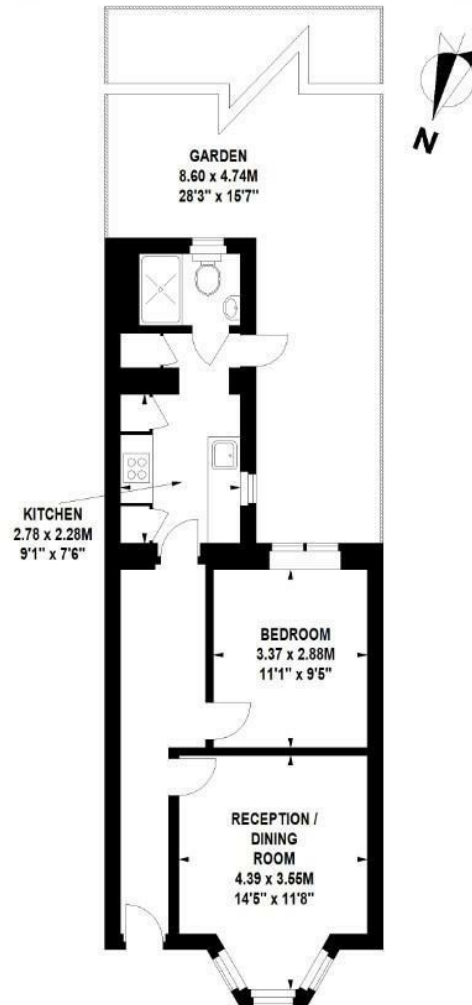
Accessibility: None

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.

Graces Road, SE5

Approximate Gross Internal Area 47 sq m / 506 sq ft



Lower Ground Floor

Floor Plan produced for Hunters by Mays Property Marketing © . Tel 020 3397 4594

Illustration for identification purposes only. Not to scale.

Orientation, measurements, and other details are approximate and for guidance only, purchasers should verify details independently.

Where a room has a sloping ceiling the dotted line marks 1.50M height, and all measurements shown are at floor level.

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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