



Grosvenor Park, London SE5

welcome to

Grosvenor Park, London

We are delighted to introduce this stunning two double bedroom ground floor period conversion flat to the market, with direct access to its own private patio garden. The property has been sympathetically extended to the rear to increase the accommodation with both bedrooms overlooking the courtyard style garden. The property is available for sale with no onward chain and there is also the advantage of a newly extended lease. The sought after Grosvenor Park Conservation Area is located close to Burgess Park which provides a range of activities from the fishing lake to tennis courts. Grosvenor Park is also within easy reach of Walworth Road, Elephant and Castle and Camberwell which offer a variety of bars, shops and restaurants. Transport links are available close by at Kennington and Oval Tube Stations (Northern Line), Elephant and Castle, (Northern and Bakerloo Lines, as well as National Rail services). There are also a range of bus routes available that would provide easy access the city and surrounding areas.

Accommodation comprises an entrance hall, two genuine double bedrooms, large living room, a spacious kitchen/breakfast room with bi-fold doors onto the garden and bathroom.

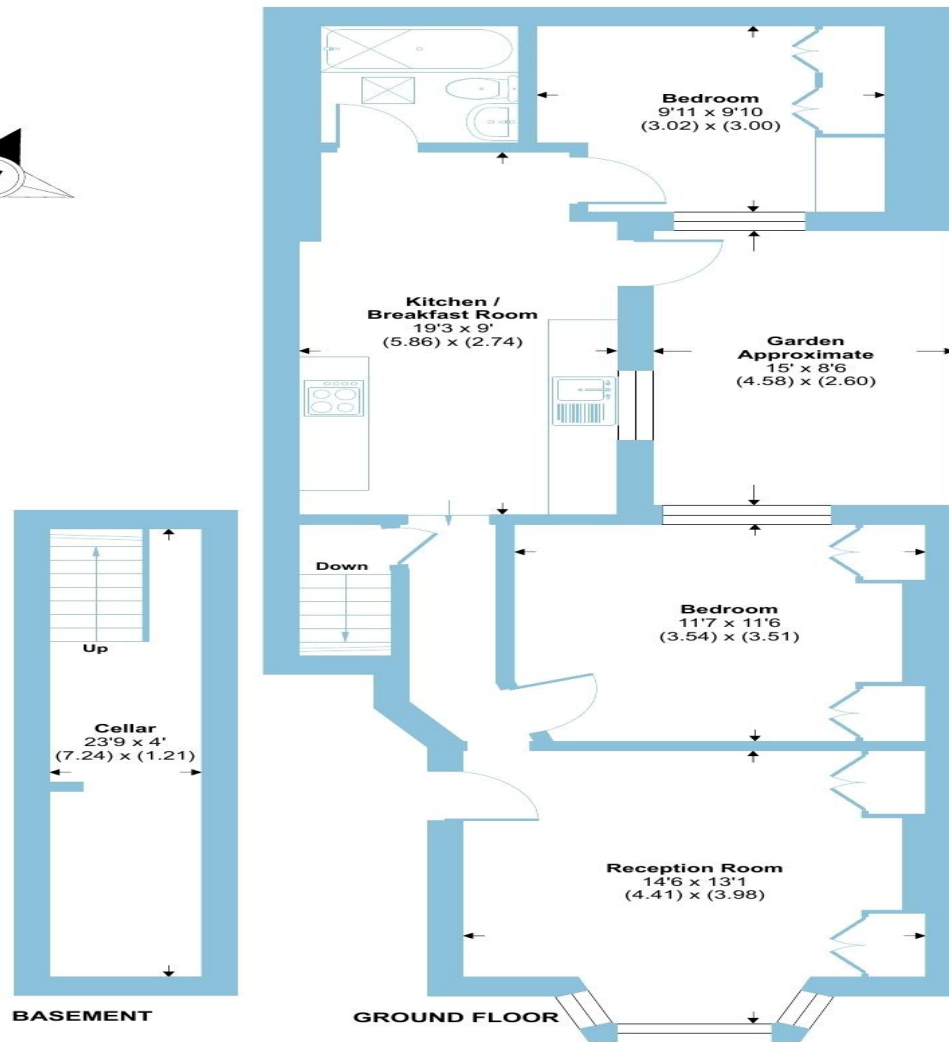
Early viewings advised as quick sale expected.



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Approximate Area = 764 sq ft / 71 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Barnard Marcus. REF: 1373779

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- Two Double Bedrooms
- Ground Floor
- Private Patio Garden
- No Onward Chain
- Period Conversion

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 800.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 27 Jun 1983.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£600,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT110999



Property Ref:
KGT110999 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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