



GROVE PARK, CAMBERWELL, LONDON, SE5  
OIEO £325,000 LEASEHOLD

## A SPACIOUS ONE-BED FLAT, SITUATED IN A PRIVATE DEVELOPMENT ON SOUGHT AFTER GROVE PARK.

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Tenure Leasehold approx. 161 yrs remaining | Council Tax Band C – London Borough of Southwark | Service Charge approx. £1500 pa | Ground Rent approx. £150 pa

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## DESCRIPTION:

The flat comprises an open-plan entry hall/sitting room/kitchen; a spacious bedroom with an en-suite bathroom, the bathroom boasting a heated towel rail, and underfloor heating. The kitchen comprises plenty of storage, washing machine, fridge, freezer, dishwasher and microwave are all integrated. The whole floor area is engineered polar oak; except for the bathroom, which is white tiled to match the white-tiled walls. The bedroom boasting built in wardrobes. The hall area opens onto the sitting room/kitchen and, through separate doors, leads to the bedroom and the bathroom. The open-plan reception is west-facing and benefits from tonnes of natural light. A glazed door opens onto a decking fronted by a mature privacy hedge from a large communal lawn, which is surrounded by mature trees and shrubbery.

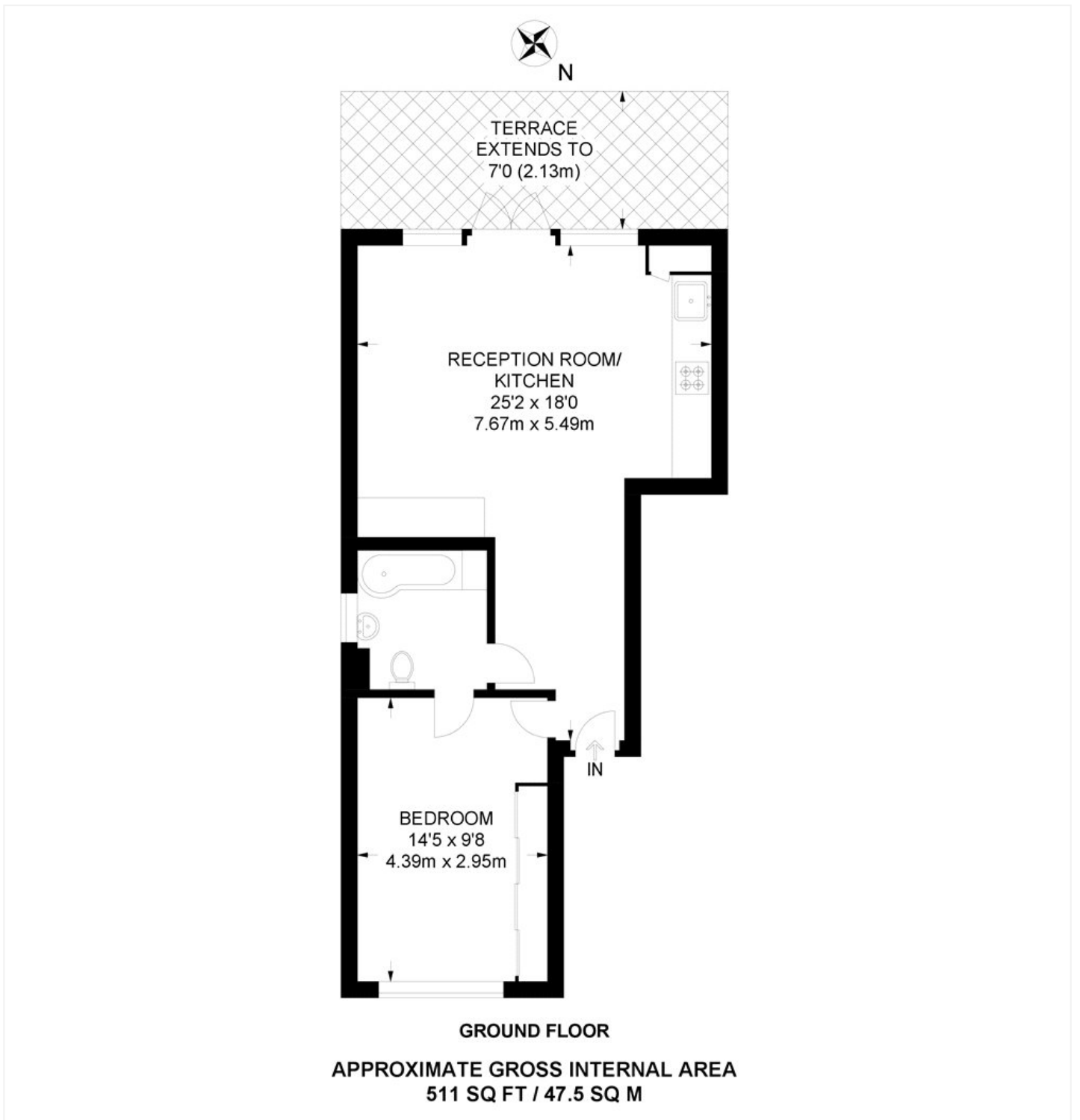
The property further benefits from an intercom entry phone handset, an access driveway providing some off-road parking to residents. There's also a range of six garages, belonging to residents. There is a possibility of renting one in the future subject to availability

Transport into Central London and elsewhere is provided by Denmark Hill Station, East Dulwich Station and Peckham Rye Station. There is an abundance of bus routes on Grove Lane, Denmark Hill and Rye Lane. A major upgrade of Queen's Court's roof and other external areas is costed-in and imminent, which guarantees no major works expense should be expected over many years going forward. the property is offered to the market Chain Free.

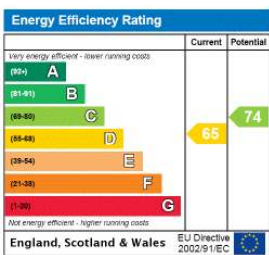
## AT A GLANCE

- One double Bedroom with Built-In Wardrobes
- Fully Fitted Kitchen
- Open Plan Reception Room
- En-Suite Bathroom
- Underfloor Heating
- Entry Phone System
- Off-Street Parking
- Fantastic Location
- Chain Free





This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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