

## Grosvenor Terrace, London, SE5

£545,000 Leasehold

Located on a quiet residential period street, this spacious two-bedroom split-level flat spans over 1000 sqft. The flat is within an attractive end of terrace Victorian conversion in the heart of the Grosvenor Estate Conservation Area. EPC Rating D.

## LOCATION

Grosvenor Terrace is close to an abundance of local amenities, including the bustling Camberwell Road, East Street Market and a lovely weekly farmers market at St Mark's Church in Oval. There is lots of green space near at hand, with Burgess Park at the end of the road and Kennington Park a stone's throw away. The Grosvenor Estate Conservation Area has an active resident's association with summer fetes, clubs and a small residents garden on Grosvenor Terrace.

## DESCRIPTION

Enter the flat on the raised ground floor and private stairs will lead you to the first floor. To the left, you will find the kitchen with plenty of storage both above and below the kitchen units. The kitchen is well-sized and offers electric fan-powered oven and gas hobs, large fridge/freezer, dishwasher and sink.

To the left sits the sitting room which is wonderfully sized and offers very pleasant views over the pretty street to the front of the building. There is a Victorian cast iron fireplace, cornicing and walled panelling making lovely features. The sitting room provides plenty of space for multiple sofas and coffee table, with a separate area available for a dining table and chairs.

Behind the kitchen, you will find the large bathroom offering a bath with overhead shower, sink, built in storage and W.C.

On the top floor, immediately in front as you approach, you will find a very useful utility space offering fantastic storage and space for the washing machine and separate tumble dryer.

Either side of the utility space, you will find two equally well-sized bedrooms both providing more than enough space to accommodate king-size beds with additional space reserved for free-standing furniture.

## SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Service Charge - £909 per annum

Ground Rent - £10 per annum

Council Tax Band - D

## PARKING

On street resident's permit street parking

## UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected

Heating – gas central heating

Sewerage – mains connected

Broadband – Ultrafast Full Fibre Broadband

## LOCAL AUTHORITY

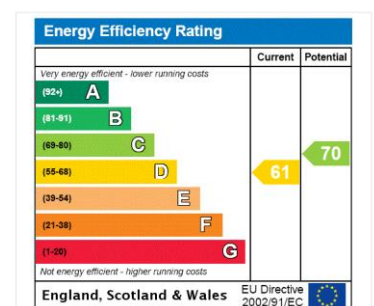
Southwark Council

## TENURE

Leasehold - 125 years from 27 November 1989

## DIRECTIONS

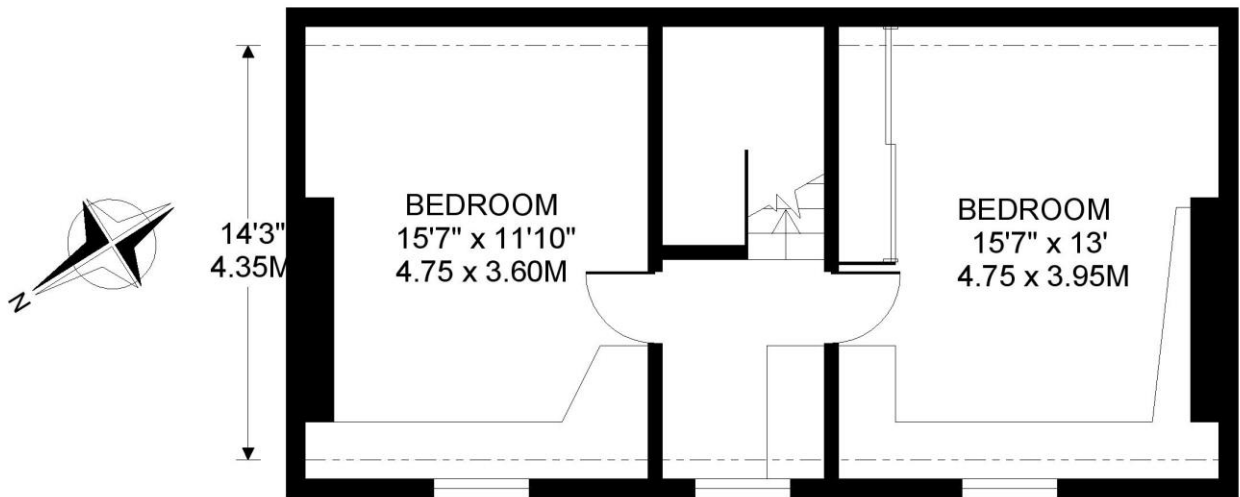
The property is well served with transport links; Oval Underground Station (Northern Line) is within 15 minutes' walk away (0.6 miles), while Kennington Station (0.6 miles) and Elephant & Castle Underground/Overground Station and rail station (0.9 miles). Vauxhall is a short bus ride away (1.1 miles from the property), opening up easy access to Southwest London. The area is also fantastically served by frequent bus services from both Walworth Road and Camberwell New Road.



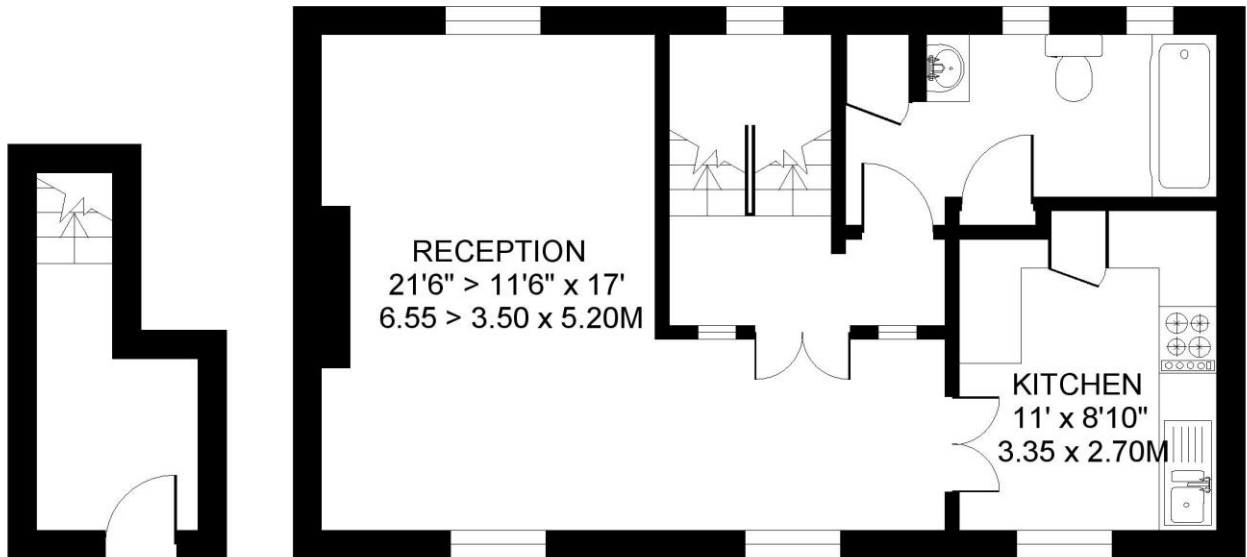


GROSVENOR TERRACE. SE5  
2 BEDROOM FLAT

Approximate gross floor area  
1066 SQ.FT / 99.0 SQ.M.



SECOND FLOOR 490 SQ.FT.



50 SQ.FT.

FIRST FLOOR 526 SQ.FT.

*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.*  
Copyright: These plans should not be reproduced by any other person, without permission.  
Floorplan produced for Winkworth by Floorplanners 07801 228850

**Kennington** | 020 7587 0600 | [kennington@winkworth.co.uk](mailto:kennington@winkworth.co.uk)