

GROSVENOR TERRACE, CAMBERWELL, SE5  
LEASEHOLD  
OFFERS IN THE REGION OF £575,000



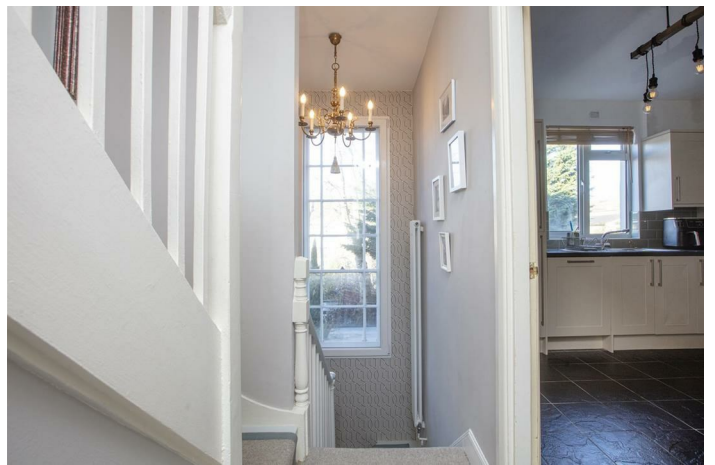
## SPEC

Bedrooms : 2  
Receptions : 1  
Bathrooms : 1

Lease Length : 179 years remaining  
Service Charge : £1200 per annum  
Ground Rent : none

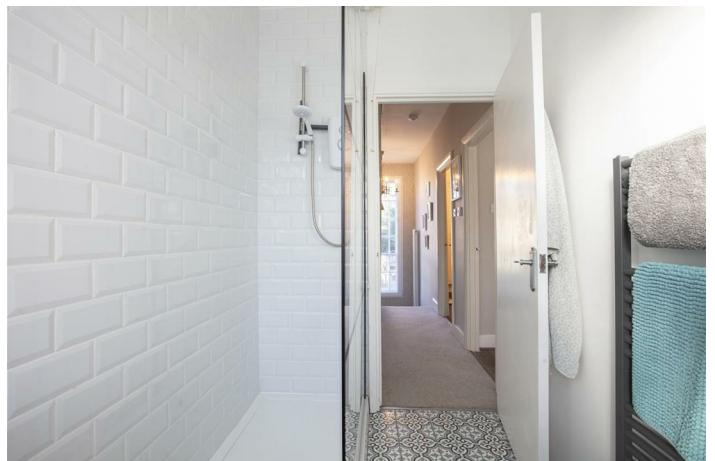
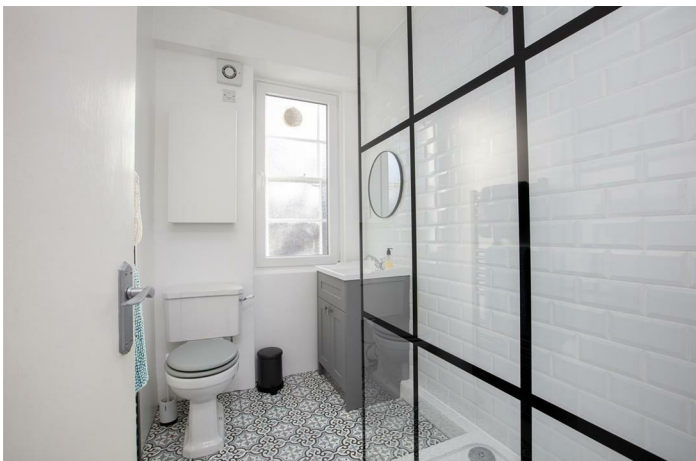
## FEATURES

Newly Decorated  
Split-Level  
Farrow and Ball Styling  
Newly extended 179 Year Lease  
Super Convenient Location  
Bathroom Newly Installed in 2024



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Newly Refurbished Split-Level Period Two Bedder.

Spread generously over the top two floors of a particularly elegant period dwelling, this fantastic two bedroom turnkey property offers a spacious, stylish and sympathetic living environment. In addition to two lovely top floor double bedrooms, the property boasts a gorgeous reception, separate kitchen/diner and fashionable, modern Victorian shower room, newly installed in December 2024. There's a healthy smattering of expertly chosen Farrow and Ball shades throughout and the property further benefits from double and secondary glazing! Transport options are numerous and convenient. Trains to the City are a mere 6 minutes and the tube at Elephant & Castle or Kennington will take you direct to the city and into the West End. Tonnes of buses whisk you up Walworth Road taking you to Elephant & Castle and beyond! Burgess Park is a short walk for some wide open green spaces.

The handsome period exterior sits alongside similarly attractive homes. A set of steps lead up to a raised communal entrance. Your inner entrance is light and inviting with a huge rear facing double-height sash window affording the upper and lower halls splendid light. Double glazing ensures a peaceful and toasty vibe. The first floor initially introduces the newly painted contemporary kitchen/diner which boasts plentiful modern cabinets and a rear facing casement window. Appliances include a four ring electric hob, oven, integrated dishwasher and fridge/freezer. There's plenty of dining space and dimmable lighting for date night!

Next comes a gorgeous front-facing reception with complimentary Farrow and Ball tones, 'Cornforth White' and 'London Stone'. There's a delightful period mantel with storage and shelving neatly tucked either side. Brand new 8mm wood effect flooring suits the space perfectly. Completing the first floor is a brand spanking, newly renovated bright and bold shower room. Here you will find a double walk-in shower, fresh and elegant tiles on the walls and floor, giving a spacious, clean and modern vibe.

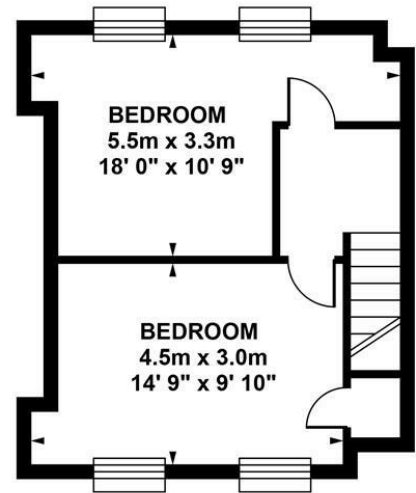
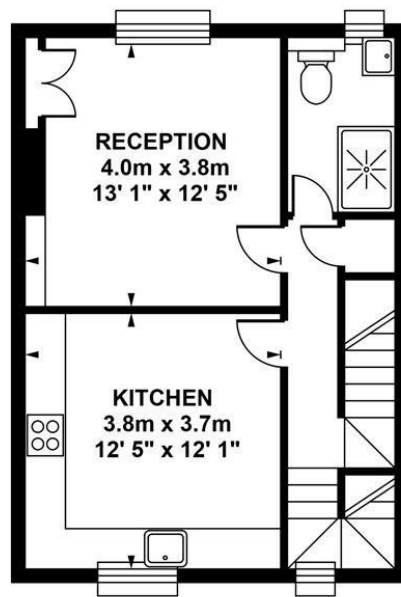
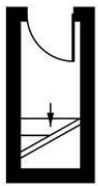
Handy understairs storage will house the Dyson and you'll notice the treads of all the stairs have been repainted in F&B's 'Skylight'. Upward to the second floor you find a wide front-facing double bedroom where two sash windows each offer space outside for greenery. There's a lovely splash of 'Oval Room Blue' on the walls. The second, even bigger double bedroom enjoys a lofty aspect through two wide casement windows. You can even spy the Shard!

Transport options are numerous with a multitude of buses whizzing up and down Walworth Road to all corners of town – you can catch a bus to Victoria, Whitehall, West End, Euston and Kings Cross, City, London Bridge and Borough Market. Head down Camberwell New Road for more options at Oval Tube. There's a host of shops within easy walking distance including a Marks & Spencer's - that's dinner sorted. Walworth Road has a number of convenience stores for fresh fruit and veg, a post office and numerous banks – that's everything covered. Camberwell has a host of bars and eateries - we love the Crooked Well, The Hermits Cave and The Camberwell Arms.

Tenure: Leasehold

Lease Length: 179 years

Council Tax Band: D



**UPPER GROUND**

Approximate. internal area :  
1.98 sqm / 21 sq ft

**FIRST FLOOR**

Approximate. internal area :  
43.45 sqm / 468 sq ft

**SECOND FLOOR**

Approximate. internal area :  
32.86 sqm / 354 sq ft

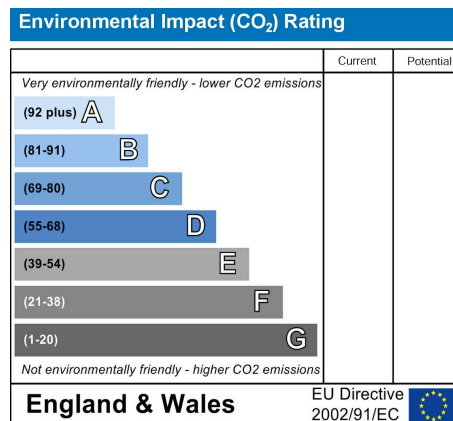
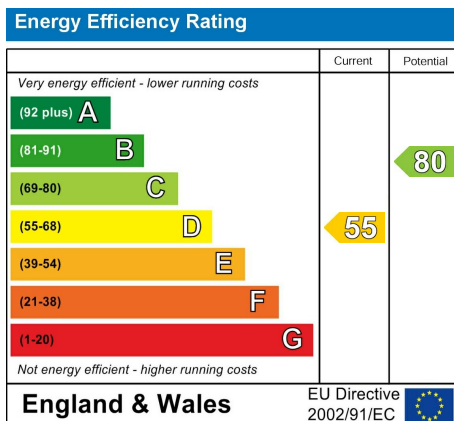
**TOTAL APPROX FLOOR AREA**

Approximate. internal area : 78.29 sqm / 843 sq ft

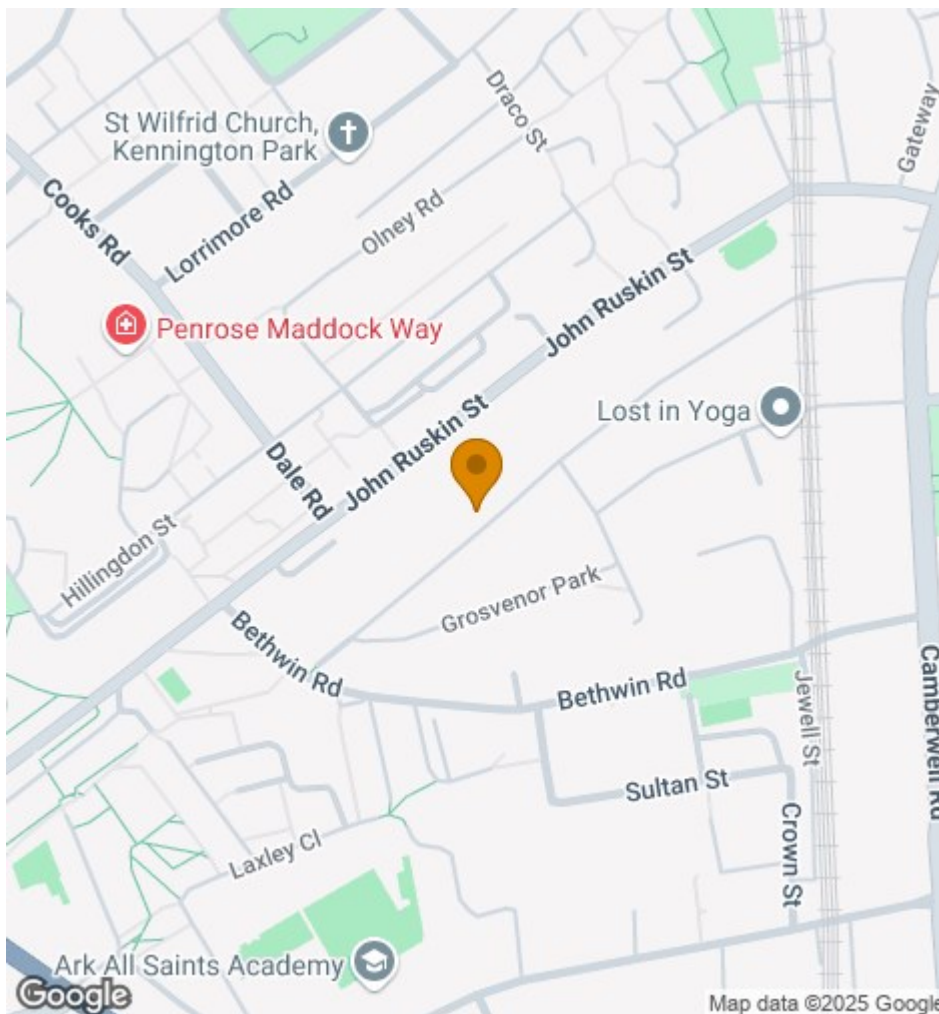
Measurements for guidance only / Not to scale

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All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.



**Wooster & Stock**

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