Wooster & Stock

GROSVENOR TERRACE, CAMBERWELL, SE5

LEASEHOLD

GUIDE PRICE £650,000 - £675,000

SPEC

Bedrooms : 2
Receptions : 1
Bathrooms : 1

Lease Length : 90 years remaining
Service Charge : £939 per annum
Ground Rent : £10 per annum

FEATURES

Split Level Two Bedder
Private Front and Rear Gardens
Contemporary Kitchen/Diner
Well Presented Throughout
Leasehold

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GUIDE PRICE £650,000 - £675,000.

Spacious Split-Level Two Bedder With Private Front and Rear Gardens - CHAIN FREE.

This handsome two bedder enjoys a peaceful conservation no-through location - next to abundant period ambience, yet so close to any amenity you could need. The accommodation is spread generously over the upper and lower ground floors of a lovely period building, an easy walk from Walworth Road. The property comprises a light and lovely reception with Thomas Sanderson bespoke panelled shutters, separate contemporary kitchen/diner, two double bedrooms and a modern bathroom. The rear garden is a fine size and very tranquil and you also get the front garden thrown into the deal! Whilst amazingly convenient this super location boasts numerous, similarly quaint period homes. You're within easy walking distance of Camberwell, Walworth Road and the very lovely Burgess and Kennington Parks. Oval's Zone two Northern Line is a 15 minute walk for unbeatable central connections and you're within an easy bus jaunt of Elephant & Castle for further rail and tube links. Local, highly-considered boozers include The Camberwell Arms, Fentiman Arms and the recently Michelin-starred Kerflield Arms!

The shared entrance sits up a set of steps to the front of the building. The flat's door is dead ahead and opens into a semi-open plan hall. The modern kitchen/diner enjoys tonnes of dining and cooking space. There's a pretty garden view to the rear and the cabinets and counters are modern and plentiful. Integrated appliances include fridge/freezer, dishwasher, oven and microwave. adjoining this is a lovely bright reception with lovely French windows and shutters, integrated shelving and low level storage units.

The garden is accessed from the rear lower return and supplies a 40ft peaceful haven. The stairs leading downward to the lower ground floor enjoys lovely wooden treads and crisp cream risers. It's a neat, clean and timeless look. The lower landing enjoys wooden flooring and a handy storage point under the stairs. Your beautifully appointed double bedrooms are roughly equal in size, each with plenty of space for slumber and storage. One faces front whilst the other, to the rear, boasts bespoke fitted storage.

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. 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. There's a host of shops within easy walking distance. 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 Hermits Cave for a pint of the black in the winter. The farmer's market at Oval is a great spot on the weekend and you're just a 15 minute cycle into the City of London for the easiest commute!

Tenure: Leasehold

Lease Length: 90 years

Council Tax Band: D

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LOWER GROUND FLOOR

Approximate Internal Area :-
40.69 sq m / 438 sq ft

UPPER GROUND FLOOR

Approximate Internal Area :-
34.28 sq m / 369 sq ft

TOTAL APPROX.FLOOR AREA

Approximate Internal Area :- 74.97sq m / 807 sq ft
Measurements for guidance only / not to scale

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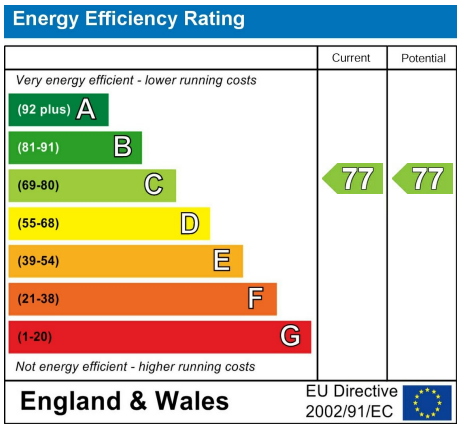
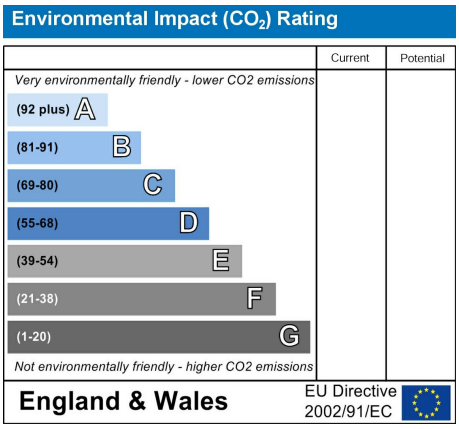
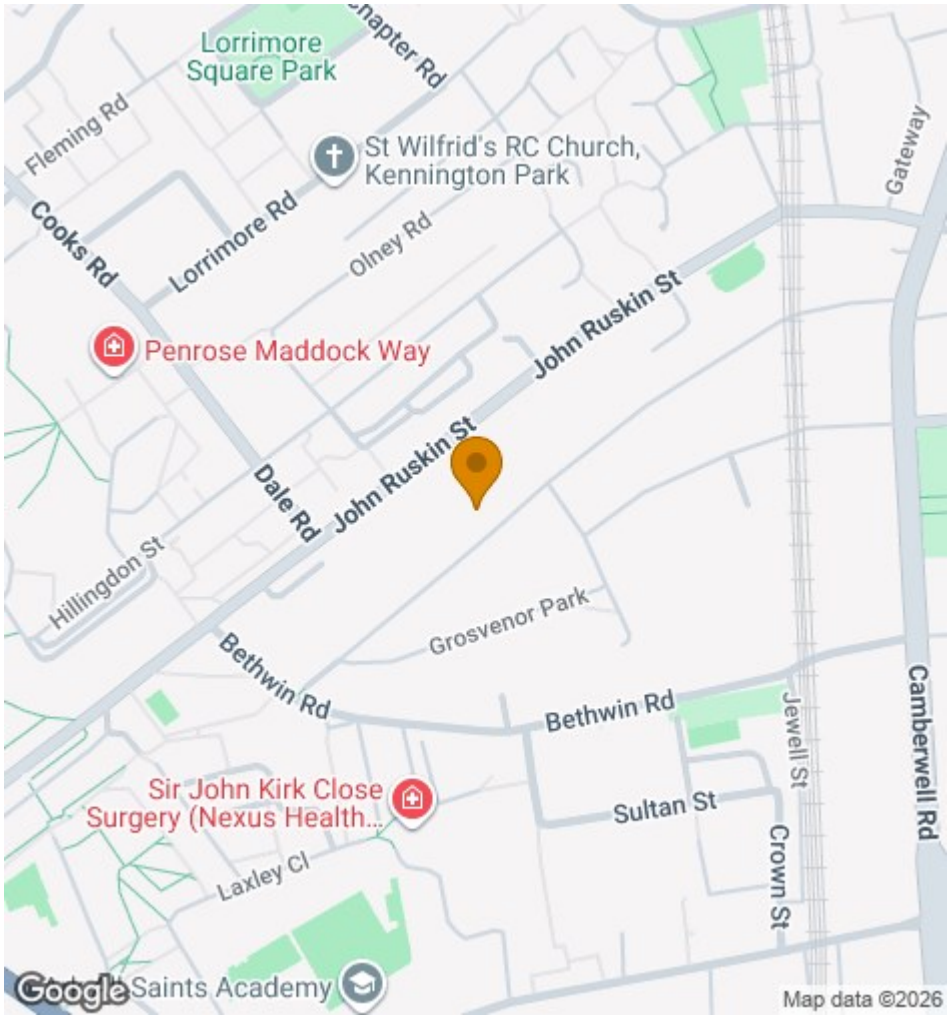




All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.



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