



Grove Park, Camberwell, London, SE5

£400,000 *Share of Freehold*



This beautifully presented ground floor one-bedroom flat is situated in a peaceful and highly sought-after location just off Camberwell Grove, within easy reach of the open green spaces of Peckham Rye.

KEY FEATURES

- Bright and spacious reception room with impressive high ceilings and plenty of natural light
- Well-proportioned double bedroom and contemporary fitted kitchen and bathroom
- Access to a shared communal garden, ideal for outdoor relaxation
- Close to local amenities and transport links including Denmark Hill station
- Convenience of an allocated off-street parking space



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Offering a wonderful sense of space and light throughout, the property features a bright and generously proportioned reception room with impressive high ceilings, creating a real feeling of character and openness.

The accommodation also includes a well-presented double bedroom, a contemporary modern bathroom, and a stylish fitted kitchen. Residents benefit from access to a shared communal garden, perfect for relaxing outdoors, along with the added convenience of an allocated off-street parking space — a rare and highly desirable feature in this location.

Ideally suited to first-time buyers or investors, this charming flat is set within a tranquil setting while remaining close to local amenities and excellent transport links. Early viewing is highly recommended to fully appreciate everything this superb property has to offer.



MATERIAL INFORMATION

Tenure: Share of Freehold
Term: 959 years
Service Charge: £1680 per annum
Council Tax Band: C
EPC rating: D

Mobile phone coverage: EE (Limited inside and likely outside) / Three (Limited inside and likely outside) / O2 (Limited inside and likely outside) / Vodaphone (Limited inside and likely outside) (Potential purchasers are advised to seek their own advice as to the suitability of the services and mobile phone coverage.)

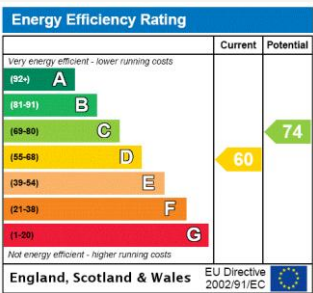
Available broadband: FTTP FTTC ADSL - Networks in your area:
Openreach, Virgin Media (Information supplied by Ofcom)

Flood Risk: Low risk of surface water flooding / Very low risk river and sea flooding (Information supplied by gov.uk and purchasers are advised to seek their own legal advice)

Tenure: Share of Freehold

Local Council: Southwark / Tax Band: C
EPC Rating: D

Floor plan: Whilst every attempt has been made to ensure accuracy, all measurements are approximate and not to scale. The floor plan is for illustrative purposes only.



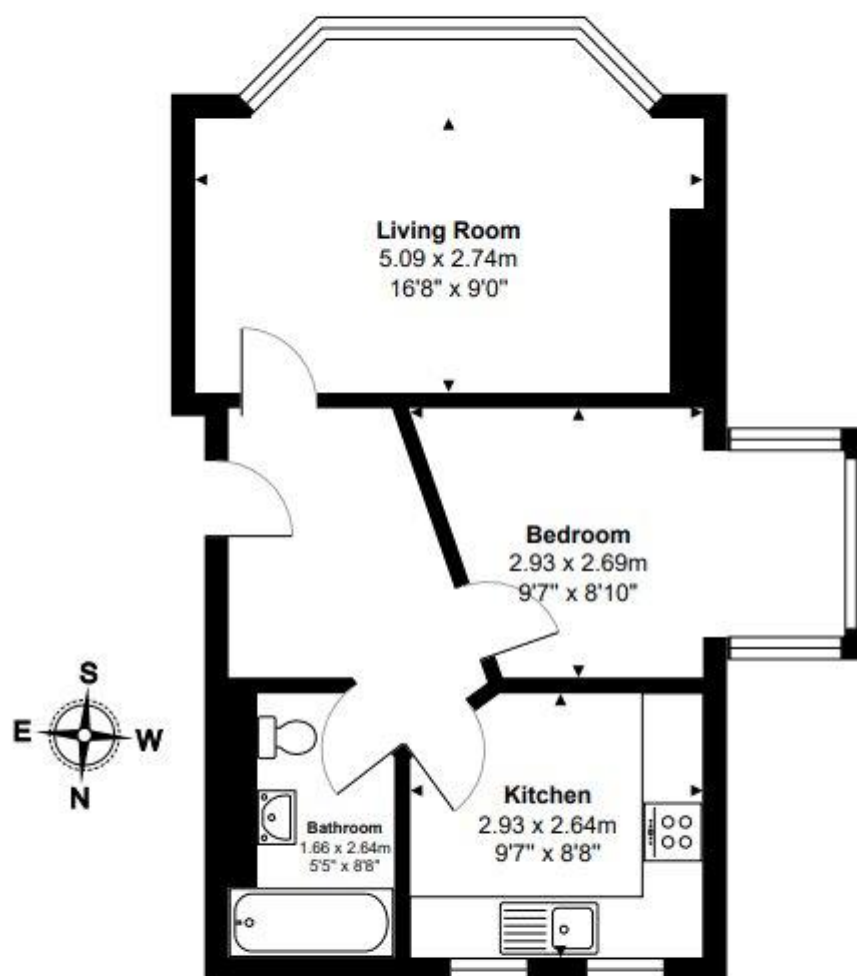
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/DUL170451>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Flat 1, 36, Grove Park, London, SE5 8LG



Total Area: 45.8 m² ... 493 ft²

All measurements are approximate and for display purposes only

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