

Groveway, SW9

£425,000 *Leasehold*

1 1 1

A well-presented one-bedroom apartment situated on the first floor of a Victorian conversion. Located on the highly sought-after, Groveway, the property boasts excellent access to local amenities and rapid transport connections into Central London. EPC rating C

KEY FEATURES

- Located in the centre of the Stockwell Park Conservation Area
- Close to both local amenities and transport
- Private Garden space
- Bright and airy space





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DESCRIPTION

Upon entering this first-floor flat, you are greeted by a central hallway that serves as a welcoming anchor for the home. This space receives an abundance of natural light from the surrounding rooms, creating an immediate sense of openness and flow.

Moving into the open-plan living area, the impressive scale of the property is immediately apparent. Expansive period sash windows invite an abundance of light, beautifully complementing the high ceilings and impressive scale of the room. The room is thoughtfully finished with built-in bookcases and a classic fireplace detail, serving as a charming focal point that adds both character and a sophisticated feel to the primary social hub of the home.

Stepping into the kitchen area, the space is exceptionally well-proportioned and features an abundance of built-in cupboards throughout, ensuring ample storage. It comes fully equipped with a gas hob and extractor fan, a gas oven, and a washing machine. The room is beautifully bright, illuminated by yet another large sash window that maintains the airy feel consistent throughout the home.

The master bedroom is a peaceful retreat that overlooks the garden at the rear. The room features convenient built-in storage yet retains a generous footprint with more than enough floor space to comfortably accommodate a double bed and additional freestanding furniture. The garden views provide a quiet, leafy backdrop, enhancing the tranquil atmosphere of the room.

The final room is the large, tiled bathroom, which offers a clean and polished finish. The suite is complete with a full-sized bath and shower, a W.C., and a washbasin, providing a spacious and functional environment.

Lastly the flat has a private garden space to the rear of the property. It is accessed via the side of the building, other flats in the building have private spaces within the entire garden.







MATERIAL INFO

Tenure: Leasehold

Term: 125 years from 27 March 2000 (99 years and 1 months)

Service Charge: £2,235.12 per annum (including £399.96 per annum Sinking Fund)

Ground Rent: £10 per annum (subject to increase)

Local Authority: Lambeth

Council Tax Band: D

EPC rating: C

PARKING

Residential on street permit parking available through Lambeth Council.

UTILITIES

Electricity – mains connected
Water – mains connected
Heating – gas central heating
Sewerage – mains connected
Broadband – Ultrafast broadband

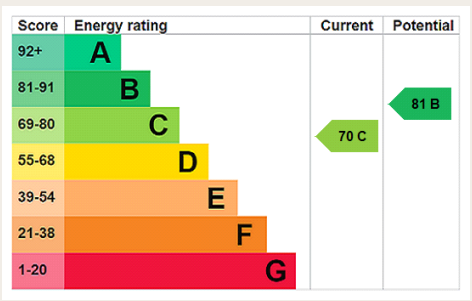
LOCATION

Groveway is located directly between Brixton Road and Stockwell Park Road in the centre of the Stockwell Park Conservation Area. Stockwell Park Road is conveniently situated off Clapham Road, close to the amenities and transport that Stockwell has to offer.

DIRECTIONS

Stockwell Underground Station (Northern and Victoria Line) is approximately 0.5 miles away. Brixton Road and Clapham Road are well served by frequent bus services into Central London. Oval Underground Station is approximately 0.8 miles from the property.

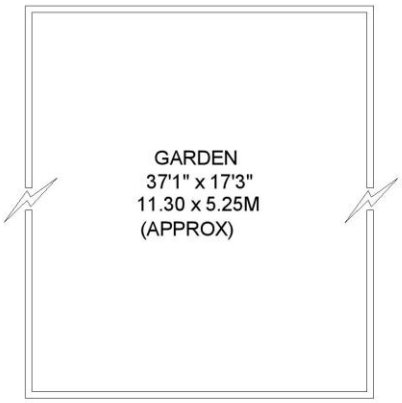
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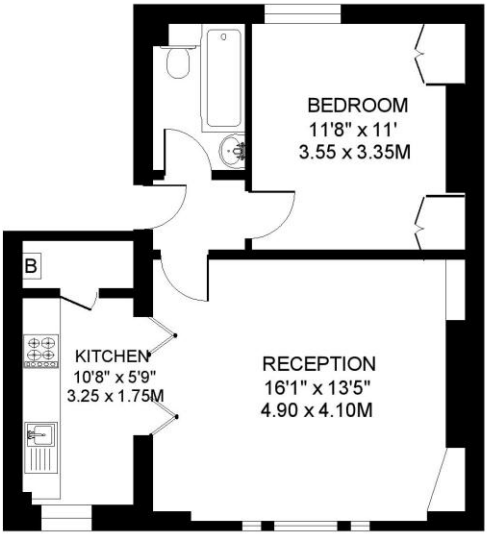


GROVEWAY. SW9
1 BEDROOM FLAT

Approximate gross floor area
500 SQ.FT / 46.5 SQ.M.







FIRST FLOOR

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