



Grosvenor Terrace, London, SE5

£550,000 Leasehold

Guide price £550,000 - £575,000

Located on a quiet residential street in the Grosvenor Conservation Area, this spacious two-bedroom split-level flat is in a lovely Victorian period conversion and offers a great opportunity to put your own stamp on a wonderful flat.
EPC rating - D

LOCATION

Grosvenor Terrace is close to an abundance of local amenities, including the bustling Camberwell Road, East Street Market and a weekly farmers market at St Mark’s Church in Oval. There is lots of green space nearby 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

As you enter the property, you’re welcomed into a hallway that leads to both bedrooms. Each bedroom is generously sized, with enough room for a large double bed, desk, and other freestanding furniture. Built-in wardrobes in both rooms help to maximise space. The front bedroom overlooks the street, while the rear bedroom enjoys a peaceful view of the garden.

Downstairs, the bathroom is well-appointed with a full-size bath and shower, W.C., sink, mirror, and ample storage.

The ground floor hosts the main living space, which includes a spacious reception room and a separate kitchen. The reception room is generously proportioned and easily accommodates multiple sofas, a coffee table, and other furnishings. It also provides access to street outside.

The large kitchen is practical and well-equipped, featuring an oven and hob, sink, a dishwasher, space for a washing machine, and plenty of worktop and cupboard space—ideal for both everyday cooking and entertaining.

At the rear, a small lean-to leads out to a private garden—a lovely, quiet retreat perfect for relaxing or entertaining during the warmer months.

SERVICE CHARGE, GROUND RENT, COUNCIL TAX

Service Charge - £388 per annum (building insurance only)

Ground Rent - £100 per annum

Council Tax Band - D

PARKING

On-street parking available from Southwark Council

UTILITIES

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

LOCAL AUTHORITY

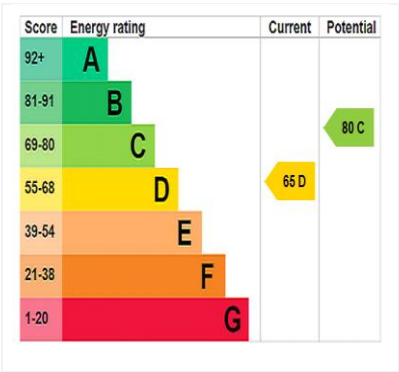
Southwark Council

TENURE

Leasehold - 159 years beginning on 29 September 1985 and ending on and including 28 September 2144

DIRECTIONS

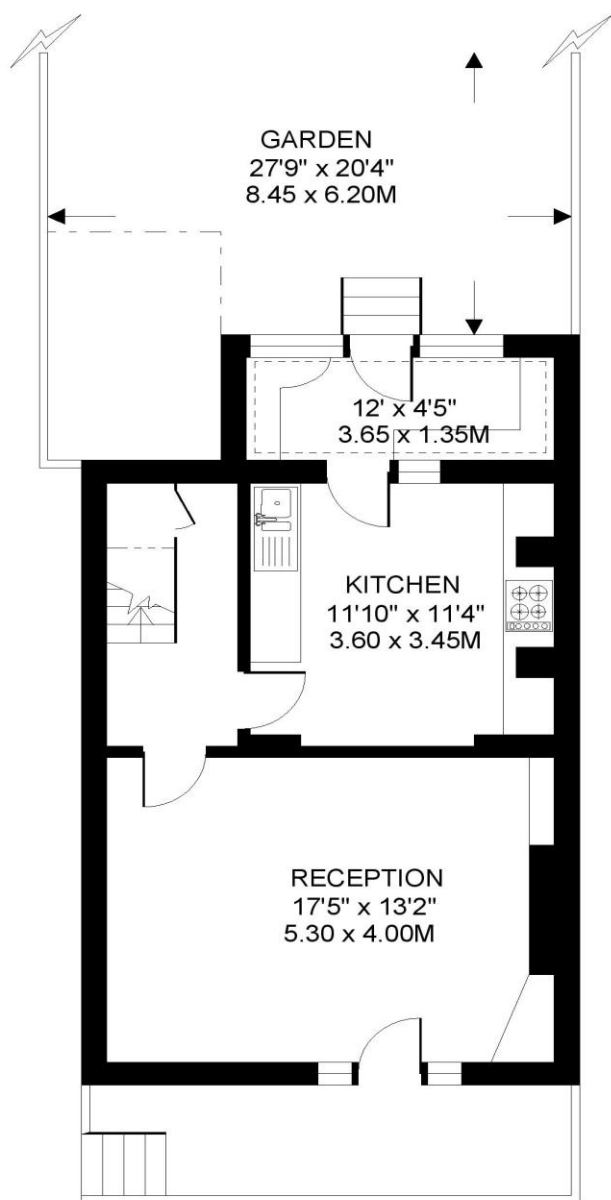
The property is well served with transport links; Oval Underground station (Northern Line) is approximately 0.6 miles away, whilst Kennington Station (Northern Line) is approximately 0.6 miles away, and Elephant & Castle (Bakerloo and Northern Lines) is approximately 0.9 miles away. Vauxhall is a short bus journey away which opens easy access to Southwest London. The area is also well served by frequent bus services from both Walworth Road and Camberwell New Road.



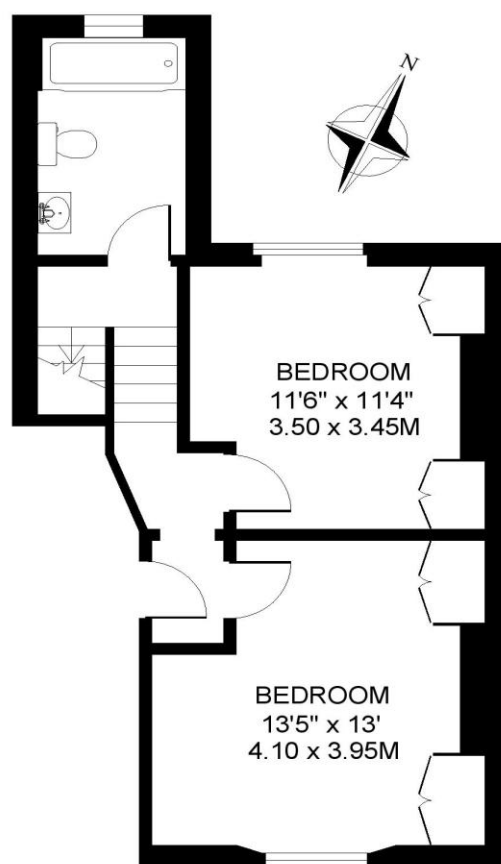


GROSVENOR TERRACE SE5 2 BEDROOM FLAT

Approximate gross floor area
910 SQ.FT / 84.5 SQ.M.



LOWER GROUND FLOOR 498 SQ.FT.



GROUND FLOOR 412 SQ.FT.

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Floorplan produced for Winkworth by Floorplanners 07801 228850

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.

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