



## Groveway, London SW9

£985,000 *Leasehold*

A fantastic opportunity to acquire a very well presented and spacious three-bedroom Georgian flat conversion, set over two floors measuring over 1300 SQ/FT, in the heart of the Stockwell Park Conservation Area. EPC Rating D.

3 1 1

### KEY FEATURES

- Located in the centre of the Stockwell Park Conservation Area
- Superb condition throughout
- Measures 1330 SQ/FT
- Spacious and well-landscaped private garden
- Close to both local amenities and transport



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## DESCRIPTION

Spread across the first and second floors, with its entrance on the raised ground level, this beautifully presented home combines period charm with modern finishes.

Upon entering, you're welcomed by a wide staircase featuring an ornate banister and a striking sash window at the rear, flooding the stairwell with natural light. As you ascend to the first-floor landing, the kitchen/reception room lies to your left, while the bathroom is straight ahead.

The semi open-plan kitchen and reception room is a real showstopper, extending over 23 feet from the front to the rear of the property. The space has been thoughtfully refurbished, with high ceilings, large sash windows, and beautiful wooden flooring throughout. The room is bathed in natural light and offers generous space for both living and dining. The reception room and kitchen can be divided by closing the double doors, to create privacy between the two.

At the front of the room, the reception area comfortably accommodates one or two large sofas, a coffee table, and features

built-in bookshelves along one wall. The kitchen and dining area, located to the rear, enjoys tranquil views over the landscaped gardens below. There's ample space for a large dining table, while the kitchen itself boasts extensive countertop and storage space, along with a substantial range cooker.

Upstairs on the second floor are three bedrooms. The two bedrooms are generously proportioned, each comfortably fitting a king-size bed and further freestanding furniture. The third bedroom, whilst slightly smaller, can still accommodate a double bed and essential furnishings.

Access to the garden is via the rear of the first floor, through a useful pantry and boot room. The garden itself has been beautifully maintained and landscaped, with mature beds and trees, a greenhouse, garden shed, and foundations already in place for a potential annexe at the far end.

At the front, the flat also benefits from a private, paved garden, with gated side access leading to the rear garden, a rare and valuable feature.





## MATERIAL INFO

**Tenure:** Leasehold

**Term:** 99 years from 5 March 2003, the current lease is being extended and paid for by the vendors. The extension will give a new lease length of 167 years.

**Service Charge:** £525 per annum (2025/2026)

**Ground Rent:** Nil

**Local Authority:** Lambeth

**Council Tax Band:** F

**EPC rating:** D

## 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

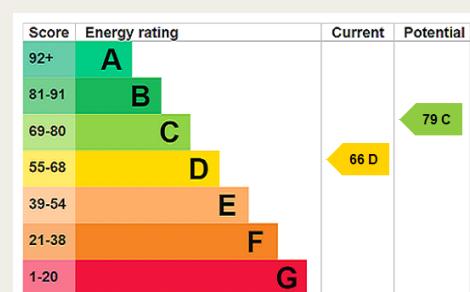
## LOCATION

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

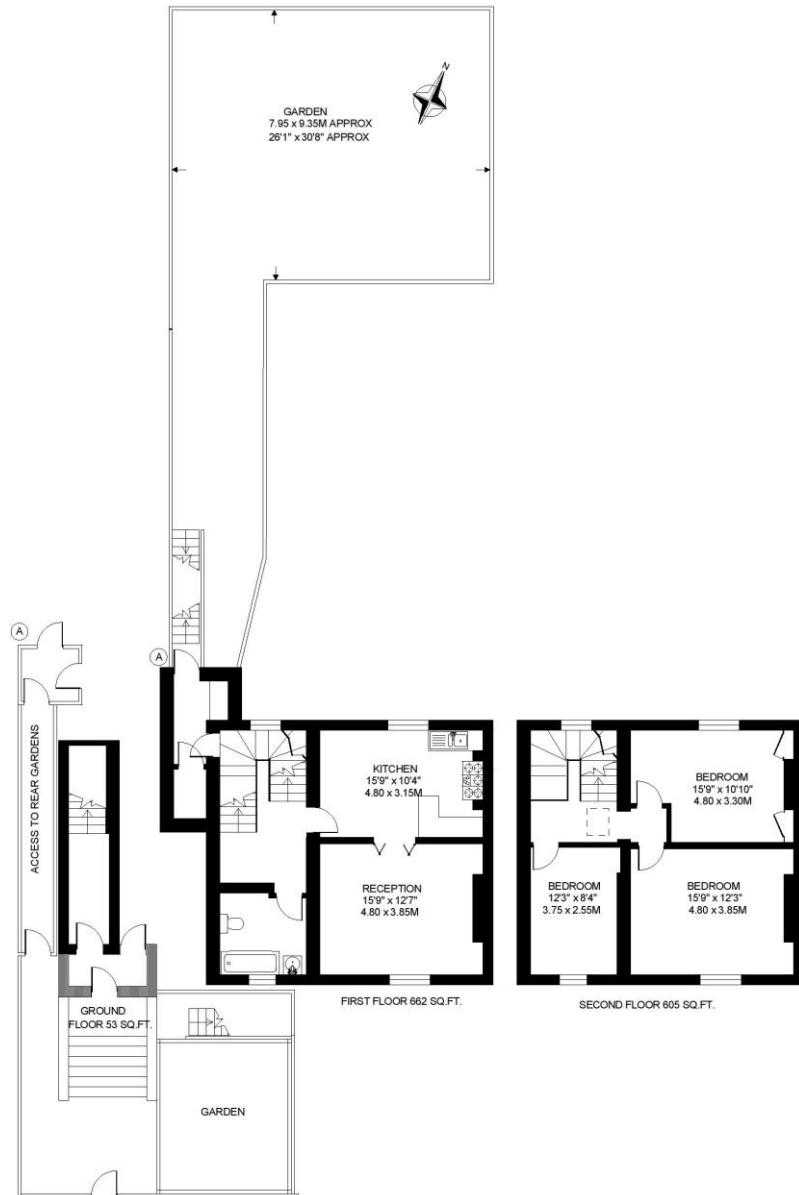
Stockwell Underground Station (Northern and Victoria Line) is approximately 0.5 miles away. Brixton Road and Clapham Road are well served by frequent bus services into Central London. Oval Underground Station is approximately 0.8 miles from the property.

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.



**GROVEWAY. SW9**  
**3 BEDROOM FLAT**

Approximate gross floor area  
1320 SQ.FT / 122.6 SQ.M.



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