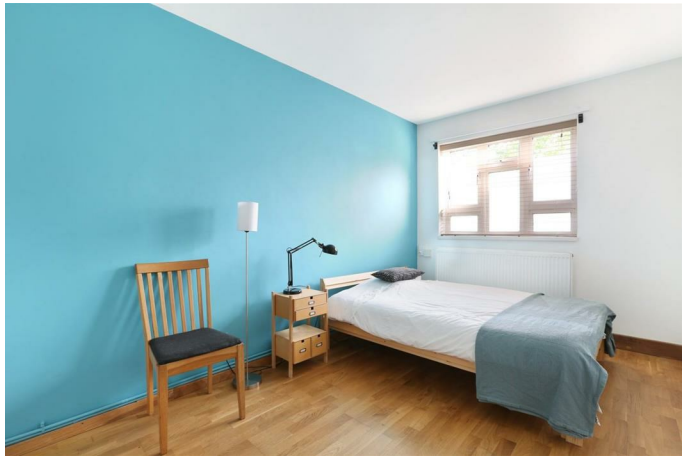
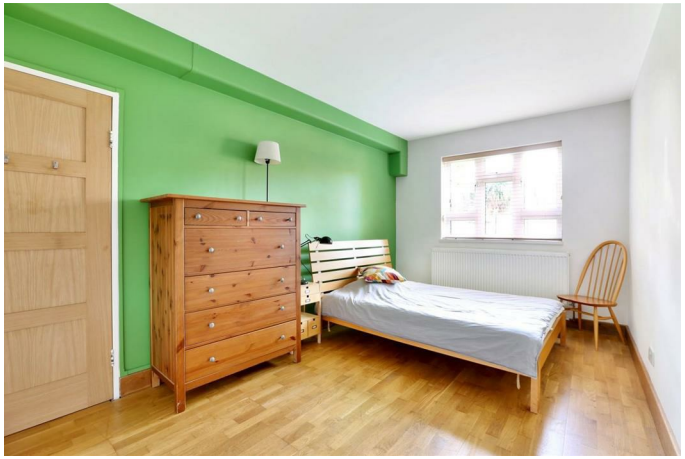


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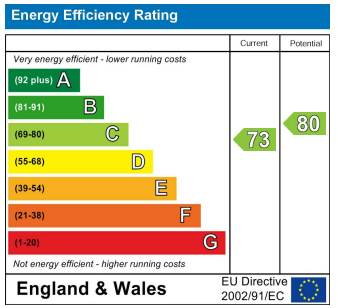
Gordon Grove, London, SE5 | Guide Price £375,000 to £400,000
Call us today on 020 7708 2002

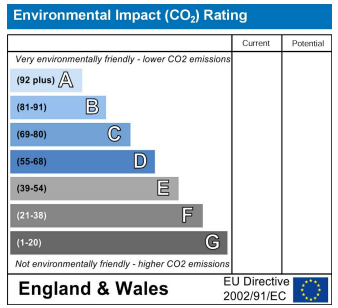





- Three Bedrooms
- Purpose Built
- Ground Floor
- Close to Loughborough Junction
- Lease Length: 89 Years Remaining
- Service Charge: £2,002.01 PA
- Ground Rent: £10 PA (Not Subject to Increase)





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Guide Price £375,000 to £400,000

A three-bedroom ground floor flat that delivers a refined balance of space with an abundance of natural light. It is conveniently located close to Loughborough Junction Station, and to Brixton Underground offering the Victoria Line.

Sellers comments - "When we bought the flat twelve years ago we loved the generous proportion of its rooms and the genuine Festival of Britain modernist vibe which we have taken care to enhance and preserve. We think it's a lovely flat with great neighbours who value its peace and quiet."

The living space: Thoughtfully designed with a contemporary feature wall that creates an attractive focal point. The room lends itself to relaxation and entertaining.

The kitchen: A separate, eat-in kitchen which pairs sleek white cabinetry with ample counter space and provision for white goods (included), while maintaining a dedicated footprint for dining.

The bedrooms: Three well sized bedrooms, each offering space for a bed and additional furniture, easily adapted for rest or remote work.

The bathroom: The primary bathroom features clean-lined, white metro-style tiling framing a classic three-piece suite with an integrated overhead shower. A useful secondary cloakroom is executed in the same aesthetic.

Your nearest train station is Loughborough Junction for connections to Farringdon, Kings Cross and Thameslink Services or Brixton underground station (0.8 miles away), for direct connections to the West End. Or walk to Coldharbour Lane (0.3 miles away) and Camberwell Green (0.8 miles away) for plentiful bus connections to Oval (Northern Line), Elephant & Castle (Bakerloo) and all the major train stations.

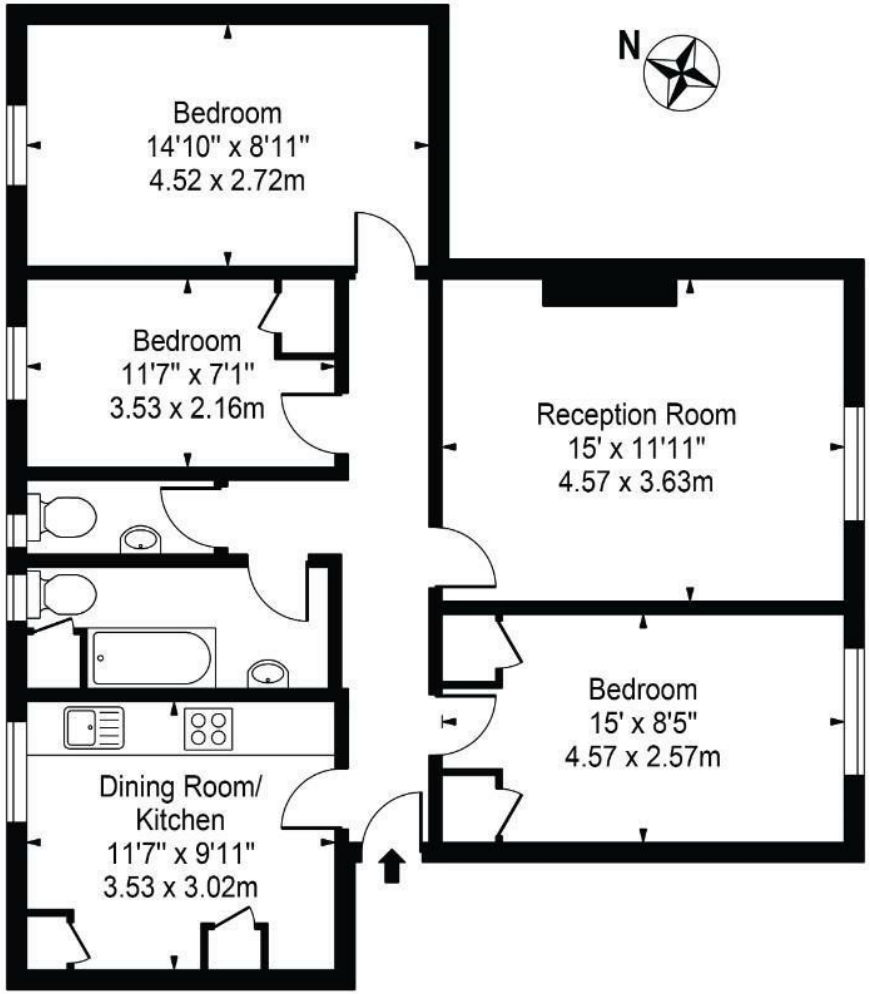
Brixton, with its famous Market, cinema, eateries and night life is just 0.7 miles away, or enjoy Camberwell's eclectic arts scene on the weekends with its quirky delis, café bars, restaurants, library and Saturday farmers' market on revamped Camberwell Green (Camberwell Arts Festival is a major attraction in June). The Elam Street Open Space Nature Conservation Park is 100mtrs away from the flat and the lovely Myatt's Fields Park is 0.3 miles away and well worth a visit. Both are hidden gems.

Tenure: Leasehold
Council Tax band: C
Authority: London Borough of Lambeth
Lease length: 89 years remaining (Started in 1990 with a lease of 125 years.)
Ground rent: £10 per annum
Review period: Not subject to increase
Service charge: £2,002.01 per annum
Construction: Standard construction
Property type: Flat
Number of floors in building: 4
Entrance on floor: Ground
Has lift: No
Over commercial premises: No
Parking: On street, permit required
Electricity: Mains electricity
Water and drainage: Connected to mains water supply
Mains surface water drainage: Yes
Sewerage: Connected to mains sewerage
Heating: Central heating
Building safety issues: None
Lease restrictions: Lambeth Council lease restrictions
Public right of way through and/or across your house, buildings or land: No
Flood risk: No
History of flooding: No
Planning and development: None
Listing and conservation: None
Accessibility: Ground floor
Mining: No coal mining risk identified

Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering (AML) checks. We outsource these checks to our compliance partners at Coadjute, who charge a fee of £30 + VAT per person for this service. This cost is payable by the buyer and applies to each individual buyer, as well as to any person gifting funds towards the purchase.

Gordon Grove, SE5 9DT

Approx. Gross Internal Area 838 Sq Ft - 77.85 Sq M



Ground Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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| Camberwell.Sales@hunters.com

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