



CROMFORD ROAD, LONDON, SW18
£725,000

Carter Jonas

CROMFORD ROAD, LONDON, SW18

Located on this quiet road, this two-bedroom garden flat offers a fantastic opportunity for a buyer to extend (subject to planning permission) and refurbish throughout.

The ground floor comprises a spacious reception room to the front with high ceilings and a kitchen to the rear with doors leading out to a wide large garden. There are two good sized bedrooms and two bathrooms along with excellent storage space in the cellar.

East Putney station and all the local amenities are located just 800 metres away.

Chain free. Sole Agent.

AMENITIES

- Two bedrooms
- Potential to extend (stpp)
- Large garden
- Quiet road
- Brand new lease

TENURE Leasehold – 125 years left (new lease)

LOCAL AUTHORITY London Borough of Wandsworth

EPC BAND D

A CHARMING TWO BEDROOM SPLIT LEVEL GARDEN FLAT WITH POTENTIAL TO UPDATE AND EXTEND (STPP), LOCATED ON THIS QUIET AND POPULAR ROAD.





Cromford Road, SW18

Approximate Area = 96.06 sq m / 1034 sq ft

Key :
CH - Ceiling Height



The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Southfields 020 7518 3260

sou.res.sales@carterjonas.co.uk
24 Replingham Road, London, SW18 5LR

carterjonas.co.uk
Offices throughout the UK

Exclusive UK affiliate of
CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.