



**Groom Crescent, London SW18 3JB**



**welcome to**  
**Groom Crescent, London**

A fantastic four bedroom family house with private driveway located in a peaceful crescent.

The property has a large open-plan living/dining room and modern kitchen with central island, three double bedrooms and a good sized single bedroom, two bathrooms and a separate downstairs cloakroom. Further benefits include two garden rooms which can be used as home offices, a private, large garden and own driveway with space for two cars. The property is set within a vibrant local community with a green open space that belongs to the residential property owners.

Groom Crescent is located within 10 minutes of Clapham Junction mainline station and is also within close proximity of both Emanuel School and Beatrix Potter Primary School.

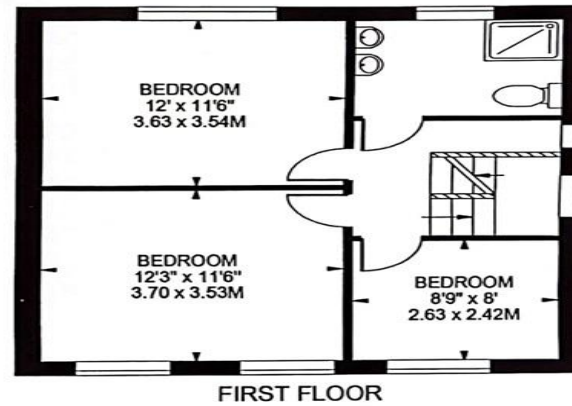
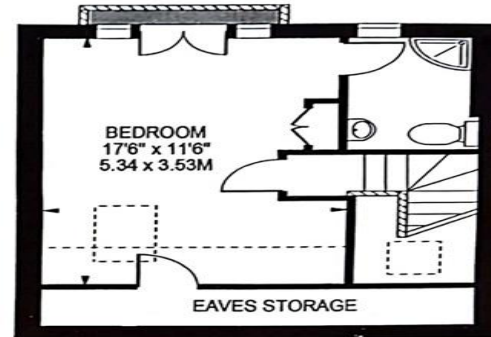
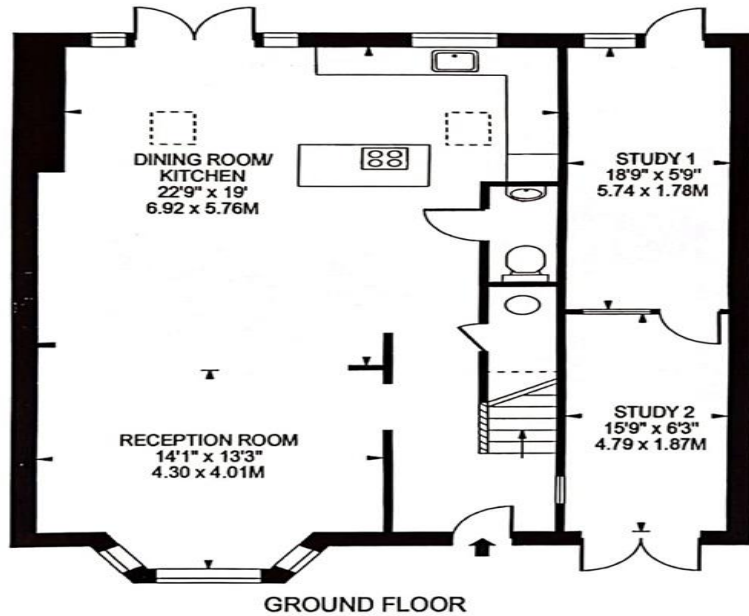


## GROOM CRESCENT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1496 SQ FT - 138.94 SQ M  
(INCLUDING EAVES STORAGE, RESTRICTED HEIGHT AREA & EXCLUDING STUDY 1, 2)

APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 79 SQ FT - 7.30 SQ M

APPROXIMATE GROSS INTERNAL AREA OF STUDY 1, 2: 215 SQ FT - 19.95 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

welcome to

## Groom Crescent, London

- Open-Plan Living/Dining/Kitchen
- Four Bedrooms
- Two Bathrooms and Separate Cloakroom
- Large Garden
- Driveway with Space for Two Cars

Tenure: Freehold EPC Rating: C

# £1,100,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EAR104759](https://www.barnardmarcus.co.uk/Property/EAR104759)



Property Ref:  
EAR104759 - 0007

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