



**Cromford Road, London SW18 1PA**



**welcome to**  
**Cromford Road, London**

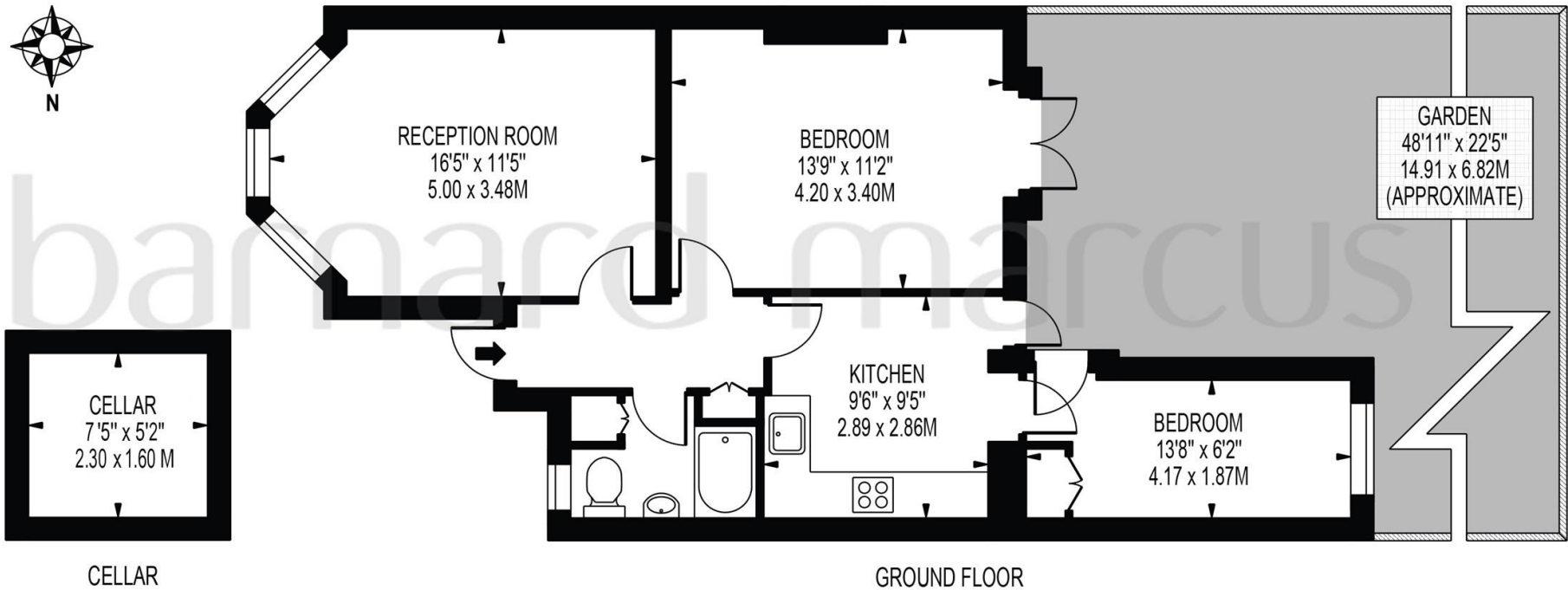
A beautifully presented ground floor period conversion flat boasting a wonderful private rear garden. The accommodation comprises of reception with high ceilings and period features, brand new fully fitted kitchen, master bedroom with doors leading out to the private garden and second bedroom/study. There is also the possibility to extend into the garden subject to planning permission. Added benefits include a share in the freehold, long lease, and cellar.

Cromford Road is a quiet residential road well located just a short walk from East Putney tube station, Wandsworth Park, Putney High Street and the river Thames.



# CROMFORD ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 654 SQ FT - 60.8 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.  
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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 Cromford Road, London

- Period Features
- Share of Freehold
- Beautiful Condition
- Private Rear Garden
- Possibility to extend (subject to planning permission)
- Cellar
- Quiet Residential Road

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £790,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/PUR107263](https://barnardmarcus.co.uk/Property/PUR107263)



Property Ref:  
PUR107263 - 0013

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