



Cromer Villas Road, London SW18 1PN

welcome to

Cromer Villas Road, London

This substantial family home situated on a premium road between Southfields & Putney is offered to the sales market with no onward chain.

Comprising of a plethora of versatile, bright and spacious internal accommodation, the property benefits from five large bedrooms, two bathrooms, two generous reception rooms, a separate kitchen, and a utility space, and is perfectly positioned within easy reach of some of the area's very best primary and secondary schools. Externally there is a fantastic rear garden which houses a much larger than average garage which can also be accessed from the rear.

Offering prospective purchasers the opportunity to modernise and develop to suit their own taste, the existing square footage could well even be added to with a reconfiguration of the loft space, and a further extension to the rear, subject to obtaining the relevant planning permission and consents.

Cromer Villas Road offers easy access to both East Putney and Southfields Underground stations, as well as the A3 which connects the M25 and the south west.

Viewings are highly advised.

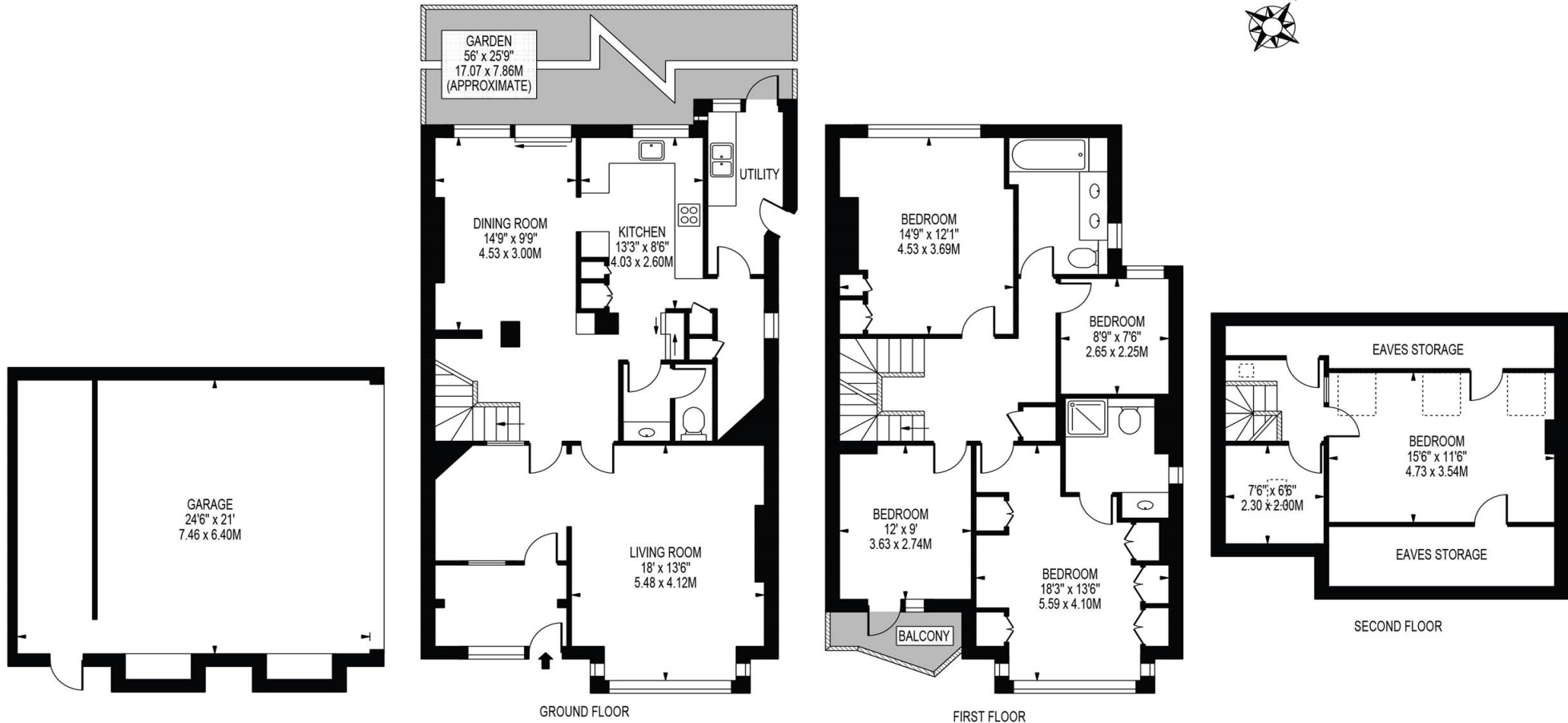


CROMER VILLAS ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: **2216 SQ FT - 205.84 SQ M**
 (INCLUDING EAVES STORAGE & EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE: **141 SQ FT - 13.06 SQ M**

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: **535 SQ FT - 49.68 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

Cromer Villas Road, London

- Five Generous Bedrooms
- Garage
- No Chain
- Excellent School Catchments
- Convenient for Southfields & Putney

Tenure: Freehold EPC Rating: Awaited

£1,650,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SFS106204



Property Ref:
SFS106204 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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