



# Cromford Road

London, SW18

Asking Price £700,000

Amazing and spacious split level two bedroom flat, with tonnes of character, offering 1236sf of accommodation whilst being located on a quiet residential road just 0.5 miles away from East Putney tube station.



# Cromford Road

London, SW18

- Two Double Bedrooms
- Two Bathrooms
- 0.5 mile from East Putney Tube
- Large separate kitchen / dining room
- Additional reception room, with large bay window
- 2.7m Ceiling Heights



Amazing and spacious split level two bedroom flat, with tonnes of character, offering 1236sf of accommodation whilst being located on a quiet residential road just 0.5 miles away from East Putney tube station.

Set within a pretty period building, offering fantastic curb appeal you have this split level home. On the first floor you have a large kitchen dining room area, with plenty of space to entertain. There is also a separate living space with 2.67m ceiling height and large bay window. There is also a family bathroom on this level.

Across the second floor is the principle bedroom, with built in storage and en-suite bathroom as well as a second large double bedroom.

Cromford Road is located in the East Putney grid, with excellent access to Central London. Both East Putney Underground station as well as Putney mainline station and frequent buses to Clapham Junction area all nearby. The Thames Clipper at Wandsworth Riverside Pier is also close by. Leafy Wandsworth Park and Thames riverside walks are a short stroll away

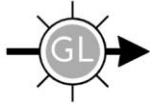
**Tenure:** Leasehold (expires 24/05/2111)  
**Service Charge:** £2,000 p.a.  
**Ground Rent:** £300 p.a.  
**Local Authority:** London Borough of Wandsworth  
**Council Tax Band:** E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	81
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

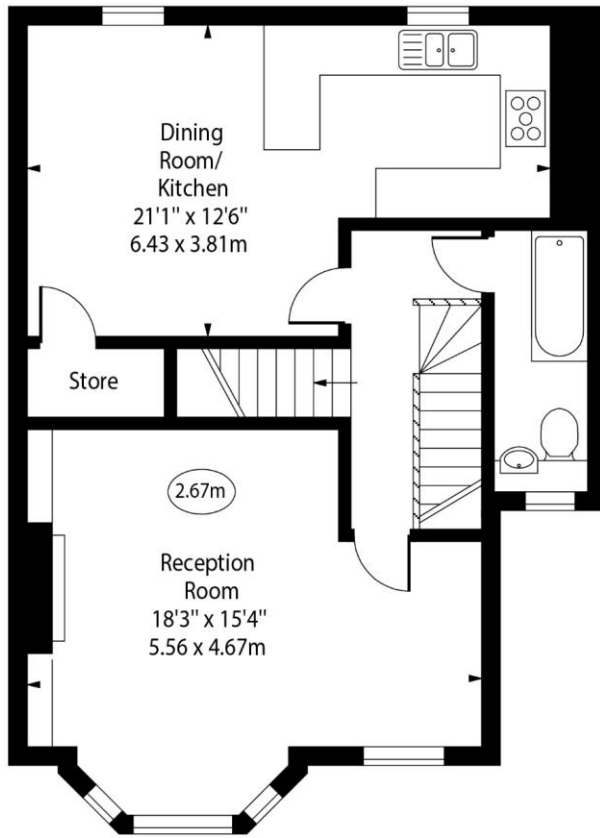
**Chestertons Putney Sales**

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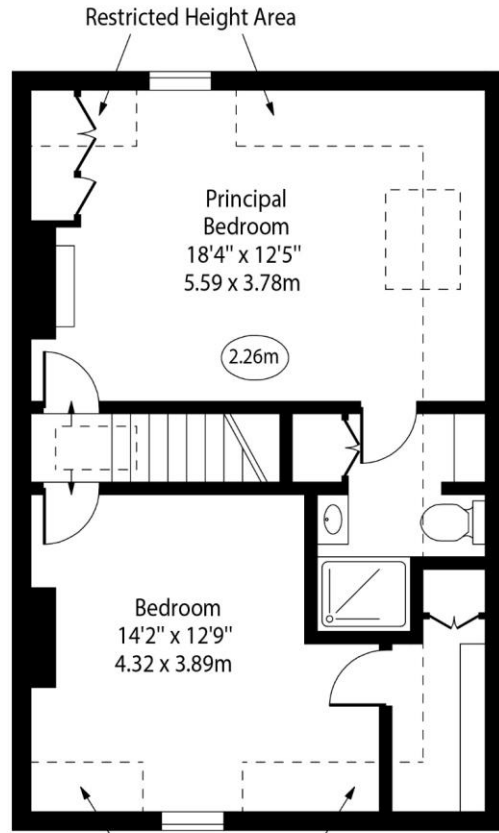
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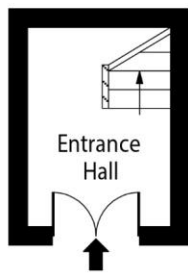
○ - Ceiling Height



First Floor



Second Floor



Ground Floor

Approx Gross Internal Area      1116 Sq Ft - 103.68 Sq M

Approx. Floor Area Including Restricted Heights      1236 Sq Ft - 114.82 Sq M

For Illustration Purposes Only - Not To Scale

[www.goldlens.co.uk](http://www.goldlens.co.uk)

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