

**ALLAN FULLER**  
— EST. 1983 —

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## Cromford Road London, SW18

A well presented and modern two bedroom flat to rent in Cromford Road, ideally located between East Putney tube station and Wandsworth Town.

The property is located on the first floor of this converted house and benefits from high ceilings throughout. There is a bright and spacious open plan kitchen/reception room, two double bedrooms and a bathroom with shower over the bath. The property further benefits from a private balcony and built in storage in both bedrooms.

Available late August, offered part furnished.  
5 week security deposit required  
Wandsworth council tax band D  
EPC rating C



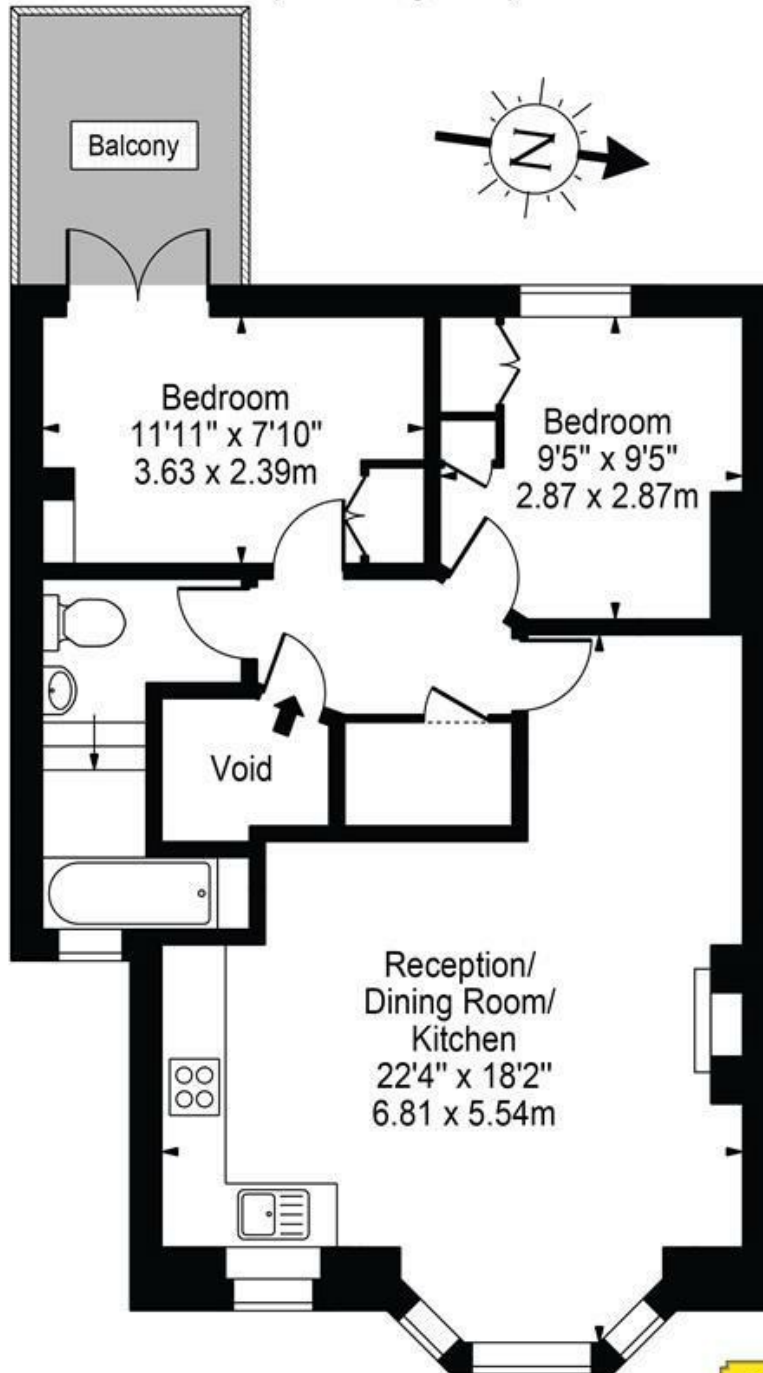
**£2,400 Per Month**







**Cromford Road, SW18**  
Approx. Gross Internal Area 595 Sq Ft - 55.28 Sq M  
(Excluding Void)



**First Floor**



**For Illustration Purposes Only - Not To Scale Floor Plan by Mira Nikolova Photography**

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.

With regards to any information supplied by us in relation to lease, ground rent and service charge it is essential that you have this information checked by your solicitor. We have transmitted information supplied to us by the vendor of the property but we have not been able to inspect the lease to check its accuracy. Please note that we have not tested any of the equipment or utilities at this property, nothing in these particulars shall be deemed a statement that the property is in good condition or otherwise nor that any of the services or facilities are in good working order. Measurements are approximate they were taken with a sonic tape, are as accurate as possible and usually measured from the widest point of any room. Description provided herein represents the opinion of the author, is given in good faith but should not be constructed as statements of fact. The particulars and photograph are for guidance only.