



Cromford Road

Putney, SW18

Asking Price £775,000

A beautifully proportioned three-bedroom garden flat set within an elegant period building offering over 1,200 sq ft of beautifully balanced accommodation.

CHESTERTONS



Cromford Road

Putney, SW18

- Three-bedroom garden flat
- Share of freehold
- Exceptional double reception room with excellent natural light
- Private rear garden
- Beautiful period building
- Well-balanced accommodation throughout
- Superb Putney location close to transport and amenities



A beautifully proportioned three-bedroom garden flat set within an elegant period building offering over 1,200 sq ft of beautifully balanced accommodation.

Arranged over the first and second floors, as you enter the property you reach the magnificent double reception room with generous entertaining space, high ceilings and a charming bay window that floods the room with natural light. To the rear is a well-appointed kitchen with access down to the wonderfully secluded private garden, providing an exceptional outdoor space for entertaining, dining and family life. Also on the first floor is a versatile third bedroom, ideal as a guest room, nursery or home office, together with a guest WC. The second floor offers two generous double bedrooms, both with excellent proportions and built-in storage, alongside a spacious family bathroom and separate WC.

Cromford Road is perfectly positioned for the outstanding amenities of Putney High Street and Wandsworth. East Putney Underground Station (District Line) and Putney Mainline Station provide excellent connections into Central London, while the green open spaces of Wandsworth Park, Putney Heath and the Thames riverside are all within easy reach.

Please note that some of the marketing photographs have been digitally enhanced with CGI furniture for illustrative purposes.

Tenure: Share of Freehold 105 years

Service Charge: £913.33 for buildings insurance (55% of the total insurance policy).

Local Authority: London Borough of Wandsworth

Council Tax Band: E

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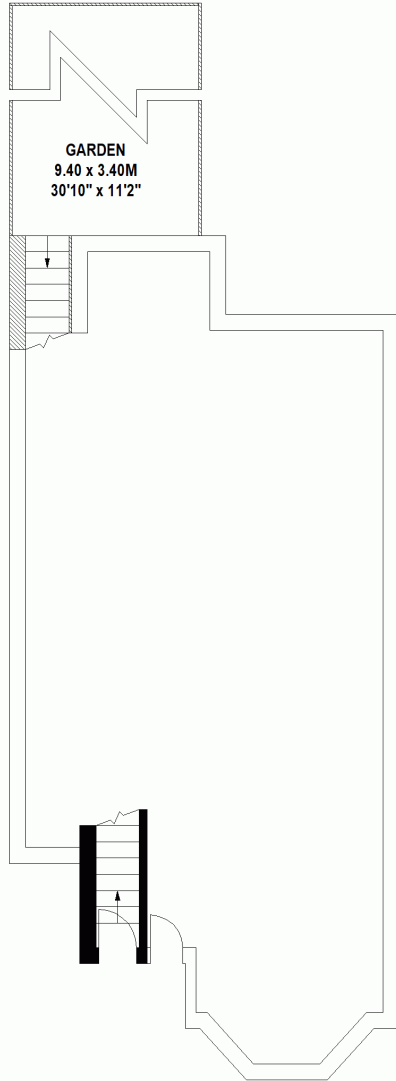
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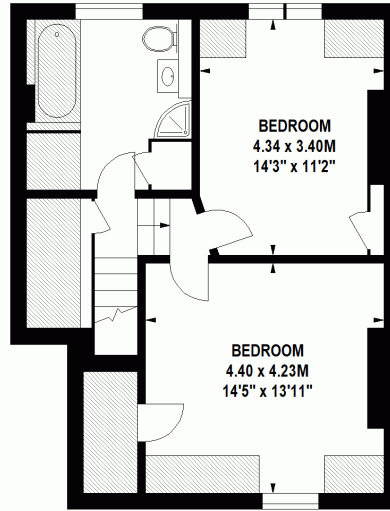
Cromford Road, SW18

Approximate Gross Internal Area 112 sq m / 1206 sq ft

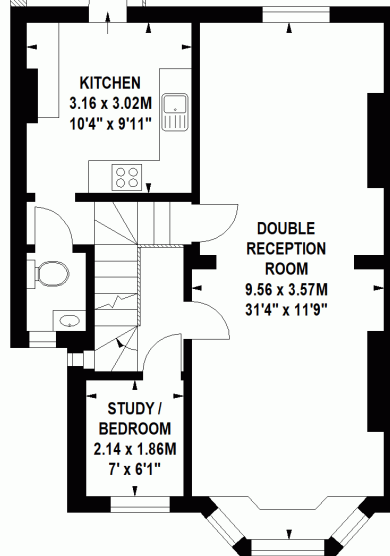
 Under 1.5m head height



Ground Floor
Entrance



Second Floor



First Floor

Floor Plan produced for Chestertons by Mays Property Marketing ©. Tel 020 3397 4594
Illustration for identification purposes only. Not to scale.

Orientation, measurements, and other details are approximate and for guidance only,
purchasers should verify details independently.

Where a room has a sloping ceiling the dotted line marks 1.50M height,
and all measurements shown are at floor level.

