Three bedroom garden flat, near Bellevue Road.

Crockerton Road London SW17

Leasehold

Three Bedrooms • One Bathroom • Reception Room • Kitchen/Living Area • Garden

Local information
Crockerton Road is a popular residential treelined road close to Wandsworth Common and the shops, wine bars and restaurants of Bellevue Road. Transport is good with Wandsworth Common station close by and Tooting Bec Station providing the nearest underground transport.

About this property
This lovely modern and well proportioned three bedroom flat covering in excess of 690 sq.ft. provides ideal space for both entertaining and family living.

Attractive parquet flooring extends throughout the welcoming central hallway, with the bathroom and kitchen situated on the right and the three bedrooms on the left, this gives access to a spacious and light reception room.

Following on from the reception room leads to a large south-facing garden area with a patio. The property also benefits from a large amount of storage, being able to provide access to a storage cupboard.
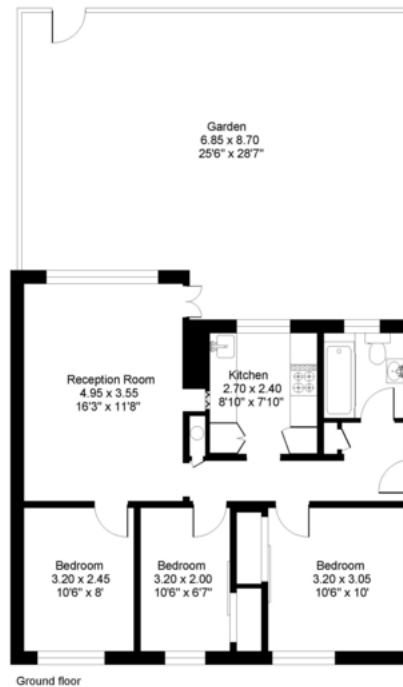
Tenure
Leasehold

Crockerton Road London SW17
Gross internal area (approx) 64.3 sq.m. (692 sq.ft.)

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Crockerton Court, SW17
Gross internal area (approx.):
64.3 sq.m. (692 sq.ft.)
For identification purposes only. Not to scale.
Floorplanners ©

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Garden
6.85 x 8.70
25'6" x 28'7"

Reception Room
4.95 x 3.55
16'3" x 11'8"

Kitchen
2.70 x 2.40
8'10" x 7'10"

Bedroom
3.20 x 2.45
10'6" x 8'

Bedroom
3.20 x 2.00
10'6" x 6'7"

Bedroom
3.20 x 3.05
10'6" x 10'

Ground floor

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		62
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales EU Directive 2002/91/EC

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