



JAMES
ANDERSON



FOR SALE

£1,200,000

Groom Crescent, London, SW18

Welcome to Groom Crescent, Wandsworth. This delightful house boasts four spacious bedrooms, perfect for a growing family or those in need of extra space. With two bathrooms, the morning rush will be a thing of the past in this convenient abode.

Situated in a vibrant local community, this property offers not just a house, but a place to call home. The 1496 Sq Ft of living space provides ample room for all your needs, with a large open plan living space, four bedrooms and a large garden.

Don't miss out on the opportunity to make this family home your own. Embrace the warmth and comfort that this property exudes, and become part of the welcoming community that Groom Crescent has to offer.



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

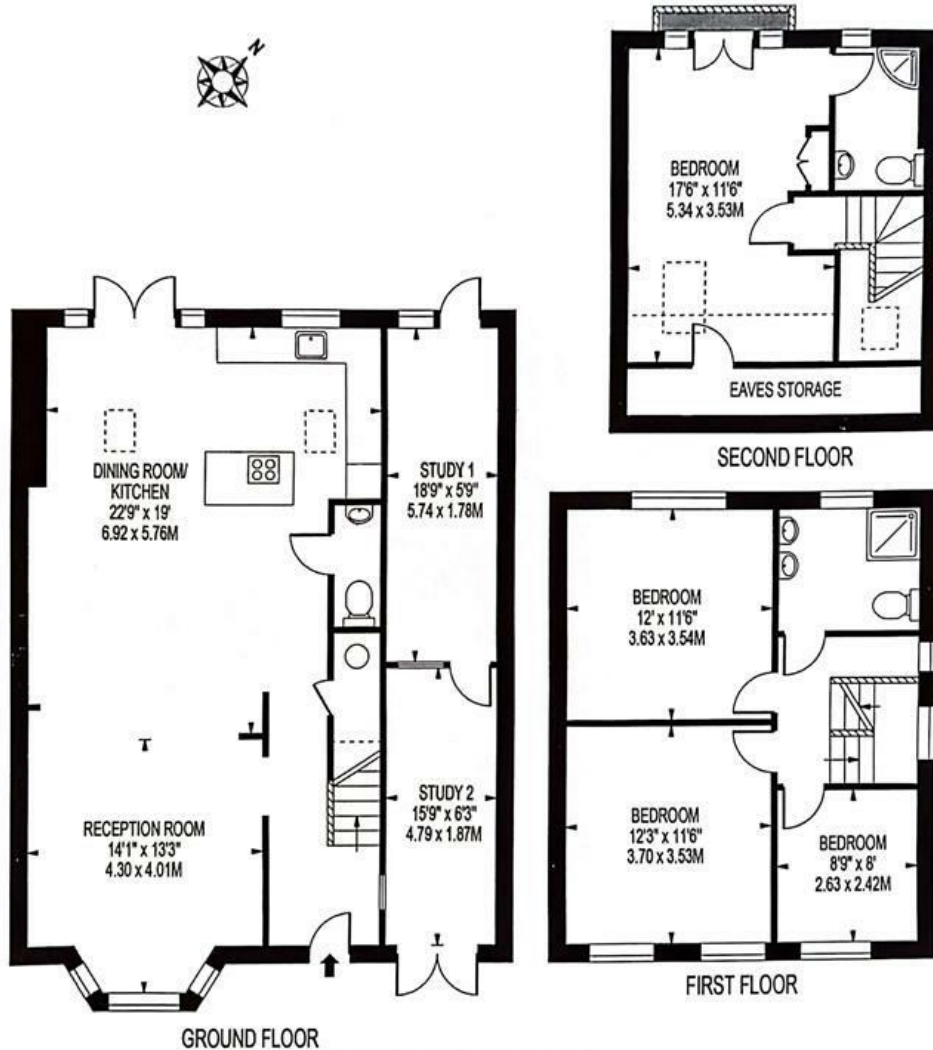
0208 785 4400

GROOM CRESCENT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1496 SQ FT - 138.94 SQ M
(INCLUDING EAVES STORAGE, RESTRICTED HEIGHT AREA & EXCLUDING STUDY 1, 2)

APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 79 SQ FT - 7.30 SQ M

APPROXIMATE GROSS INTERNAL AREA OF STUDY 1, 2: 215 SQ FT - 19.95 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		70	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

