

JAMES ANDERSON

Cromford Road
London SW18
£450,000



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A very well presented two bedroom conversion flat situated on the first and second floor of this semi-detached Victorian house.The property boasts a beautiful kitchen which opens onto a bright and airy reception room, ideal for entertaining. Both bedrooms have access to a luxury shower room. To be sold with a share of freehold, an ideal first time purchase.

Cromford Road runs between Oakhill Road and West Hill and within the catchment area for the Brandlehow school. It is within easy reach of East Putney Underground Station and Putney Mainline Station with their swift West End and City communications. Also close at hand is Putney High Street with its wealth of shopping facilities.

EPC rating D.
Share of Freehold. Over 900 year lease.
Council tax band D




Permit holders A2
or
Pay at machine
Display ticket
Max stay 4 hours
Mon - Sat
8.30 am - 6.30 pm



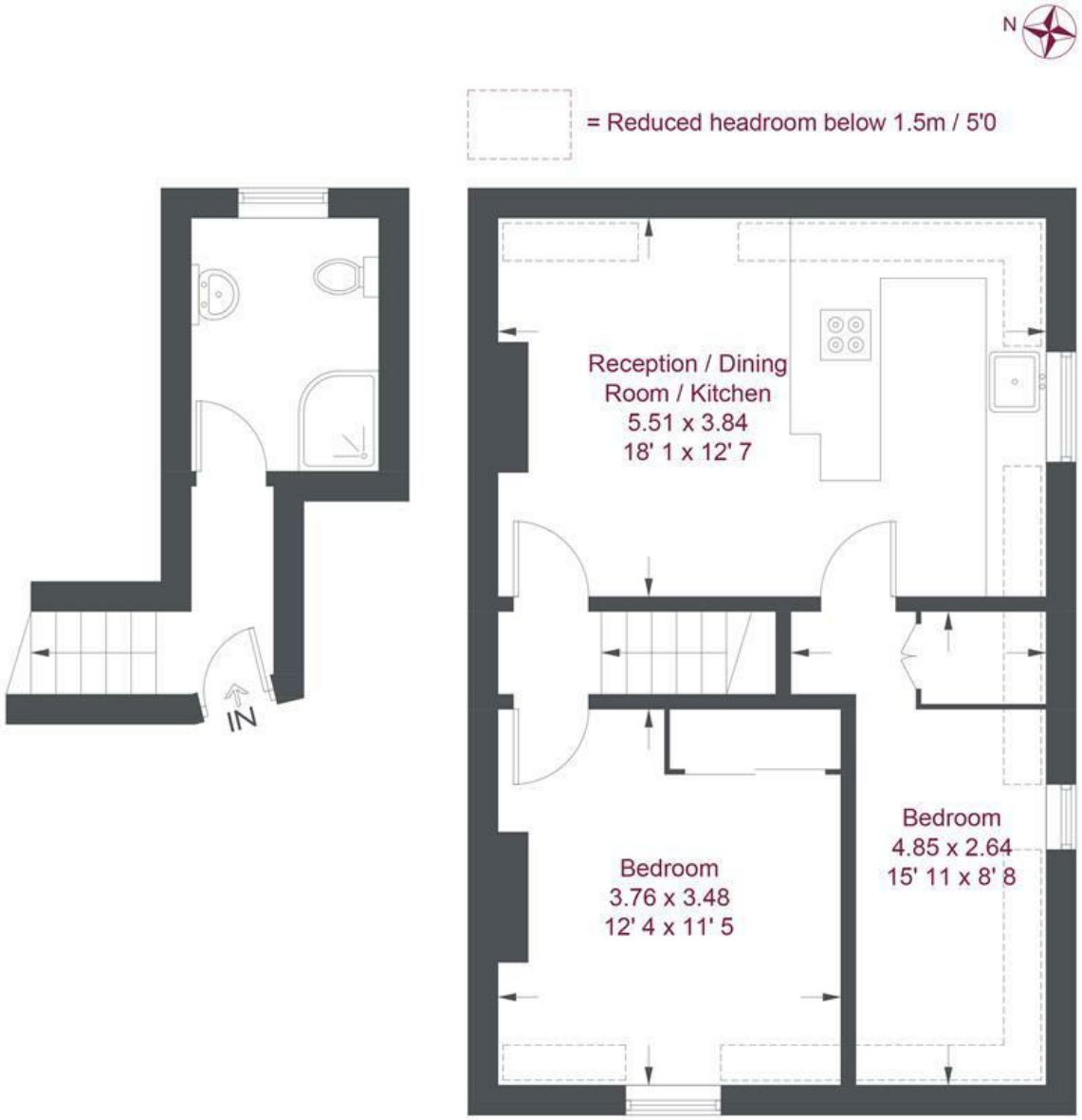




TAMNAVULIN
SPEYSIDE
SINGLE MALT
SCOTCH WHISKY
DOUBLE CASK
PRODUCT OF SCOTLAND
ONKEY
OULDER
FLAVOUR
KATE ALLINSON & KAY FEATHERSTONE
Havana Club
7 AÑOS
BREWDOG DISTILLING CO.
FIVE HUNDRED CUTS
BOTANICAL RUM
Bowers & Wilkins
THE SLOW COOK BOOK
TOM KERRIDGE'S FRESH START
Jamie's FRIDAY NIGHT FEAST COOKBOOK
ROSA'S THAI CAFE THE COOKBOOK
DIANA HENRY
FROM THE OVEN TO THE TABLE
JAMIE'S 5 MINUTE MEALS
JOE WICKS
JOE'S 30-MINUTE MEALS

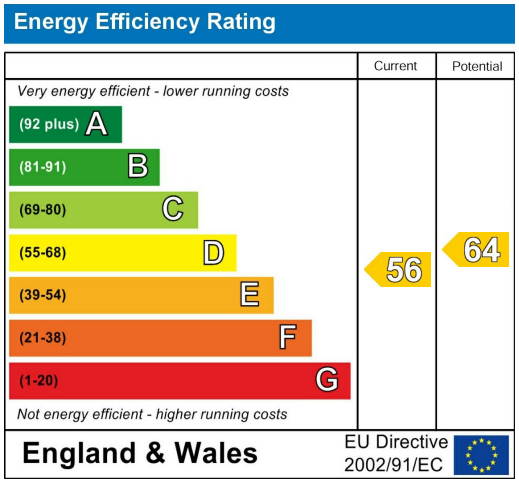






First Floor
89 sq ft / 8.3 sq m

Second Floor
526 sq ft / 48.9 sq m
(Including Reduced Headroom)



Cromford Road

Approximate Gross Internal Area = 555 sq ft / 51.6 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 60 sq ft / 5.6 sq m
Total = 615 sq ft / 57.2 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

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