

Winkworth

Cromford Road, Putney, SW18 1PA





A stunning ground floor garden flat forming part of an attractive period building in this highly sought-after area in Putney. This immaculate property offers approximately 914 sq. ft. of bright and spacious accommodation including a hugely impressive open plan kitchen/living room with wood burning stove, underfloor heating, surround sound and electric blinds. Bi-folding doors lead out onto the private and incredibly secluded west facing garden. The two double bedrooms are serviced by two modern bathrooms, one of which is ensuite. The property is completed by a convenient and fully tanked utility room in the basement. Offered to the market with no onward chain.

Cromford Road is an attractive location within a short walk of East Putney Underground and Putney Mainline. Putney High Street offers an array of first-class shops and restaurants. The house is a short walk from the new and outstanding Wandsworth Southside, offering a plethora of local amenities. Close by are the open spaces of Wandsworth Park with its tree lined riverside walks, fashionable Riverside Quarter and the Thames Clipper boat service to the City is a few minutes' walk.

- Ground Floor Garden Flat
- Period Property
- Open Plan Kitchen/Living
- Share of Freehold
- Two Double Bedrooms
- Two Bathrooms
- Utility Room
- 914 Sq. Ft.
- No Onward Chain

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		67
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

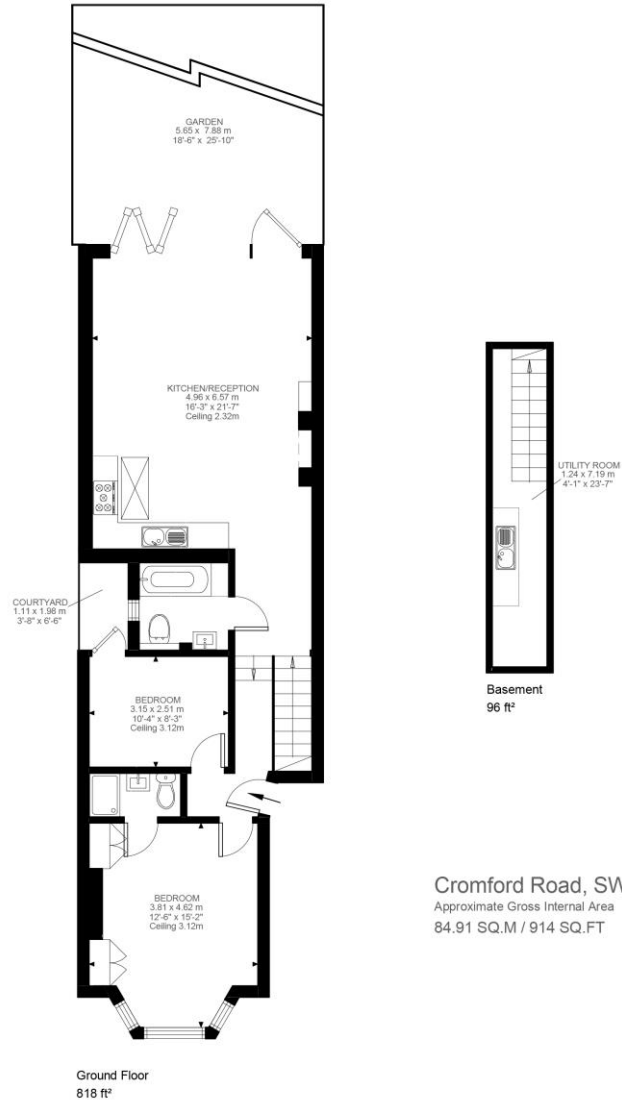
Share of Freehold

Internal area
Approximate gross internal area:
Total 914 sq ft/ 84.91 sq m



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W621 Ravensworth 01670 713330

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