

## Crimsworth Road, London, SW8

£675,000 Share of Freehold

A fantastic opportunity to acquire a truly delightful two-bedroom split-level flat, with a private roof terrace in an early Victorian conversion. The flat offers an abundance of storage space and is situated on one of Vauxhall's most desirable streets, only a 5 minute walk from the underground. EPC Rating D.



## LOCATION

Crimsworth Road is situated just off Wandsworth Road. It is part of an enclave of three quiet residential streets including Thorparch Road and Goldsboro Road. The new Nine Elms Underground Station (Northern Line) is only a short walk away.

## DESCRIPTION

You enter the flat on the ground floor via a shared entrance with the garden flat below, and the accommodation is arranged to provide kitchen diner with sitting room, two bedrooms, one family bathroom, and private roof terrace.

As you enter the flat, you will find the family bathroom directly ahead which includes bath with overhead shower, basin with storage below, W.C, and heated towel rail.

Continue down the corridor, and you will find the main bedroom which is a great size. The bedroom feels airy and light and provides ample space for a king size bed and further free-standing furniture.

The modern and recently refurbished kitchen contains all the latest integrated appliances to include an electric fan-powered oven with gas hob and extraction, fridge/freezer, dishwasher and space for a washing machine. The kitchen also offers plenty of storage both above and below the vast worktop space, as well as a breakfast bar that can seat up to three.

The sitting room is spacious and light with two sash style windows allowing for a light space. There is more than enough room for a large dining table and chairs, large sofa and coffee table ; perfect for entertaining. Storage is available in the way of shelving either side of the chimney breast.

Continue upstairs to the roof terrace. This space is both private and spacious and is perfect for al fresco dining during the summer months.

Finally, the second bedroom found on the second floor provides space for a double bed with ample built in storage available. The front eaves which span the full width of the building provide further invaluable storage space.

## SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Ground rent - nil  
Service charge - nil  
Council tax band - C

## UTILITIES

Electricity – mains connected  
Gas – mains connected  
Water – mains connected with meter  
Heating – gas central heating  
Sewerage – mains connected  
Broadband – fibre & 5g

## LOCAL AUTHORITY

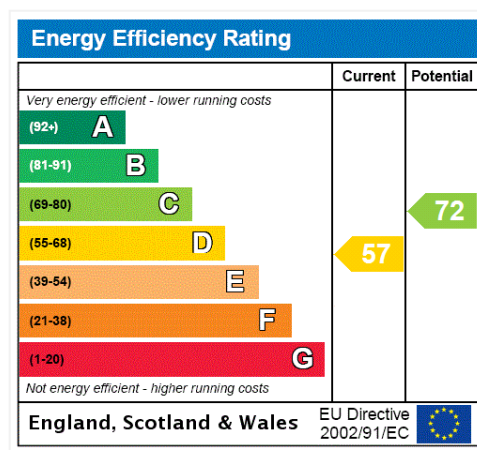
Lambeth, London

## TENURE

Share of Freehold - underlying leasehold of 198 years from 25 March 1974

## DIRECTIONS

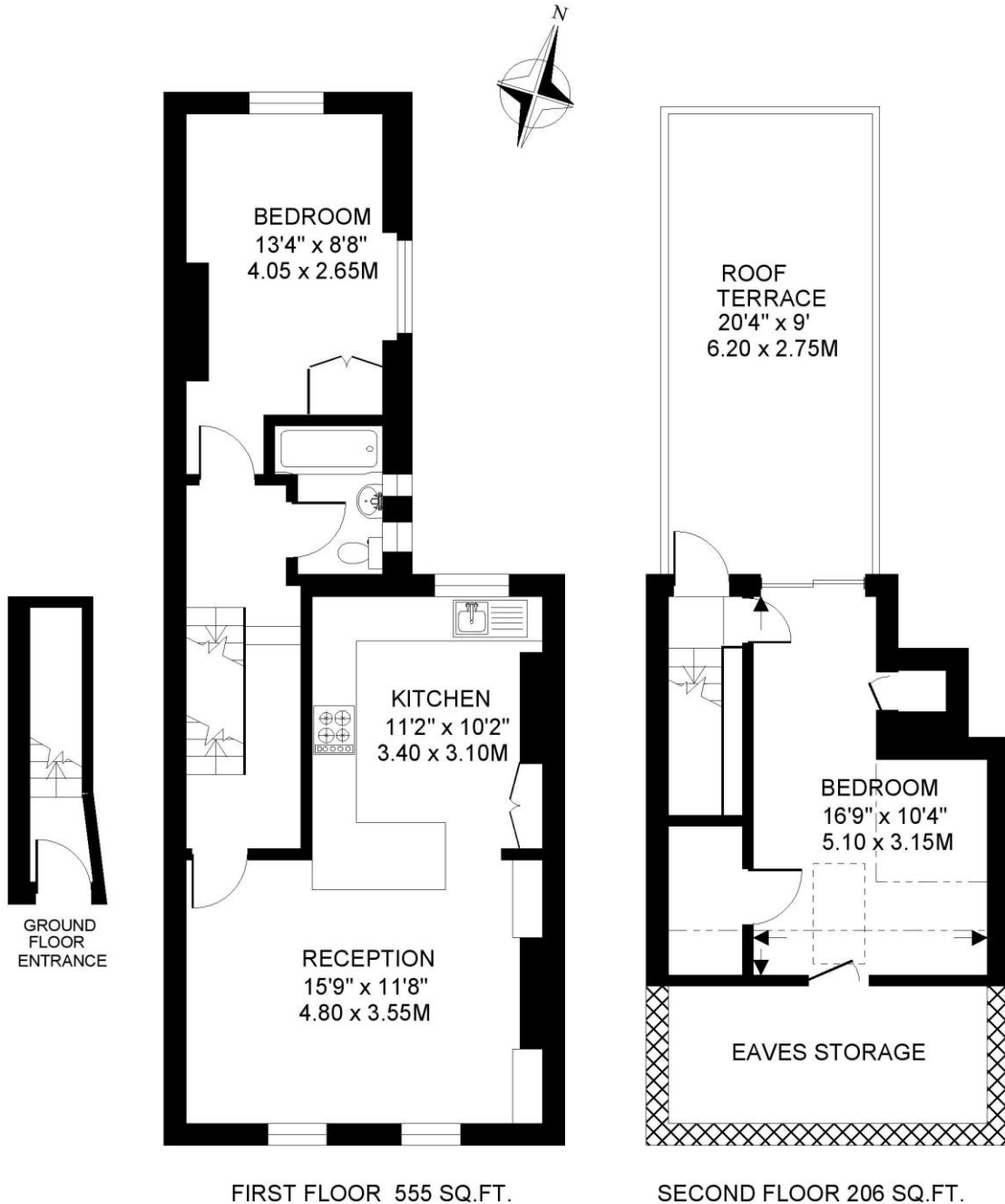
Vauxhall Underground Station (Victoria Line & National Rail) is 0.8 miles away, Stockwell Underground Station (Victoria and Northern Line) is 0.7 miles away and the new, recently opened Nine Elms.





CRIMSWORTH ROAD SW8  
2 BEDROOM FLAT

Approximate gross floor area  
761 SQ.FT. / 70.7 SQ.M.  
Plus eaves storage 86 sq.ft. / 8 sq.m.



*This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.*  
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Floorplan produced for Winkworth by Floorplanners 07801 228850

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