



BRUCE ROAD, CR4

£550,000 SHARE OF FREEHOLD

A STUNNING THREE-BEDROOM MAISONETTE FOR SALE WITH PRIVATE OUTDOORS SPACE SITUATED ON A QUIET RESIDENTIAL ROAD.

Crystal Palace | 02038693222 | crystalpalace@winkworth.co.uk

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DESCRIPTION:

Winkworth is pleased to offer to the market this stunning three-bedroom maisonette for sale with private outdoors space situated on a quiet residential road.

The property has been beautifully maintained by the current owners and offers stylish interiors and spacious living. The property comprises a good-sized kitchen with ample storage and an abundance of natural light, two large double bedrooms and a smaller single room all featuring lovely hardwood flooring, and a generous modern family bathroom finished to a high standard. Externally, the rear outdoor space is perfect for hosting and entertaining with the large, decked patio.

Bruce Road is a beautiful residential road ideally located within walking distance from all local amenities of London Road, as well being within easy reach of Tooting station, allowing easy access in and out of the city.

AT A GLANCE

- 3 bedrooms with lovely hardwood flooring
- Large reception room
- A generous modern family bathroom
- Private outdoor decking space
- Share of Freehold
- Council Tax Band C





Bruce Road, CR4

Approx. Gross Internal Floor Area 1093 sq. ft / 101.55 sq. m (Including Restricted Height Area & Eaves Storage)
Approx. Gross Internal Floor Area 930 sq. ft / 86.42 sq. m (Excluding Restricted Height Area & Eaves Storage)



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	81 B
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold
Term: 106 year and 2 months
Service Charge: £0 per annum
Ground Rent: £ 0 Annually (subject to increase)
Council Tax Band: C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



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