



CROCKERTON ROAD, SW17  
**£575,000 LEASEHOLD**

**AN EXCEPTIONAL TWO DOUBLE BEDROOM GARDEN FLAT  
SITUATED ON ONE OF TOOTING BECS MOST SOUGHT  
AFTER ROADS.**

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## DESCRIPTION

A fabulous two bedroom ground floor garden flat presented in immaculate condition throughout.

Offering just over 730 sq.ft and provides a wonderful open plan living space with direct access to the enormous South facing garden.

This exceptional flat has beautiful original parquet flooring throughout the living area and bedrooms. On accessing the flat there is a generous hallway, with the bathroom and fully fitted kitchen with access to the garden situated on the left and the two generous double bedrooms on the right. At the end of the hallway is a wonderful open plan reception room. There is an abundance of natural light from the large window overlooking the garden. There is a door that leads out to the private large south-facing garden which is mainly laid. There is generous sized patio area and a useful shed for further storage.

Crockerton Road is well located within a short walk of the shops and restaurants of Bellevue road and the open expanses of both Wandsworth Common and Tooting Common. Wandsworth Common over ground station is nearby and gives quick access into Victoria/Waterloo via Clapham Junction and underground services to the City can be found at Tooting Bec (northern line). Perfectly situated equidistance from Balham and Tooting Broadway and the market which are both around a 15 minute walk. The area is well served by both state and private schools, with the popular Finton House close by.

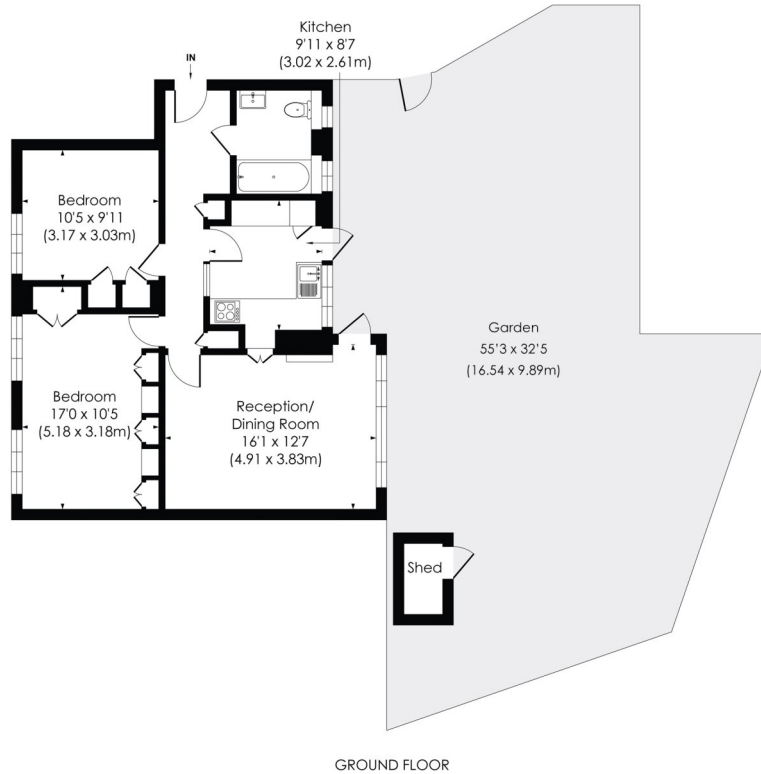




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Approx. Gross Internal Floor Area

734 Sq. ft/68.21 Sq. m

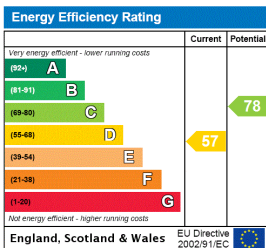


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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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