

Crewdson Road, London, SW9

£775,000 Leasehold

Winkworth are proud to present this charming and very spacious split-level three bedroom apartment situated on the upper floors of this Victorian terraced conversion. This apartment has been finished to a very high standard and also benefits from a private roof terrace. Crewdson Road is quietly nestled between Clapham Road and Brixton Road. This brilliantly connected property is only a stone's throw from Oval Station and the green spaces of Kennington Park.

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LOCATION

The property is ideally located just off the Clapham Road, which boasts excellent transport links at Oval Underground Station (340m away) and Kennington Underground Station (1.18km away). The area also offers a frequent bus service from Brixton and Clapham Road into Central London.

DESCRIPTION

As you enter the property on the 1st floor you are greeted by a space to hang coats, followed by a staircase leading to the rest of the flat. The 2nd floor of the property comprises the kitchen, separate dining room, reception room, bathroom, and two bedrooms.

The kitchen offers a great amount of storage and worktop space, as well as an integrated gas hob with extractor above and oven below, full-sized fridge/freezer, and space for a washing machine. Off the back of the kitchen, you will then find a charming separate dining space with room for a dining table and chairs and a large dresser.

Next to the kitchen is the family bathroom. This has been finished to a high standard with beautiful wooden flooring, and comprises a bath with overhead shower, W.C., sink, and heated towel rail.

Towards the front of the 2nd floor, you will find the first bedroom – a great size with ample space for a king-sized bed. This room also benefits from fitted storage, and plenty of space for free-standing storage.

At the front of the 2nd floor is the extremely spacious reception room, with high ceilings and a beautiful bay window letting in lots of natural light, this room is complimented further by a charming fireplace with fitted storage and shelving either side. There is space for two sofas, coffee table, and additional storage.

Next to the reception room is the smaller of the three bedrooms, making either a fantastic study, or a perfect nursery.

As you head up to the 3rd floor you will find a recently built roof-terrace at the rear of the property. This space can easily accommodate a table and chairs, and owing to it being south facing, offers the perfect place for some summer relaxation.

At the top of the property the current owners have converted the loft with a rear dormer to create a fantastic master floor with an additional bathroom. The bedroom itself is very large indeed with ample space for a king-sized bed and plenty of free-standing storage. At the rear there is a beautifully sizable window with views out across the roof-tops, filling the room with natural light. This room also benefits from lots of eaves storage.

The bathroom next door has a very smart finish, with a walk-in shower, W.C., sink with vanity mirror above and storage below, and a heated towel rail.

This property is eligible for an on-street residents parking permit.

SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Ground rent - £150 per annum
Service Charge - £2,127 per annum
Reserve Fund - £1,311.15 per annum
Council Tax Band - C

UTILITIES

Electricity – mains connected
Gas – mains connected
Water - mains connected
Heating – mains connected
Sewerage - mains connected
Broadband – BT

LOCAL AUTHORITY

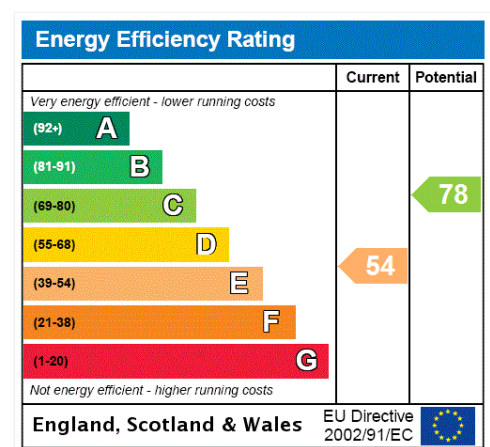
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TENURE

Leasehold - 189 years from 24 June 1982

DIRECTIONS

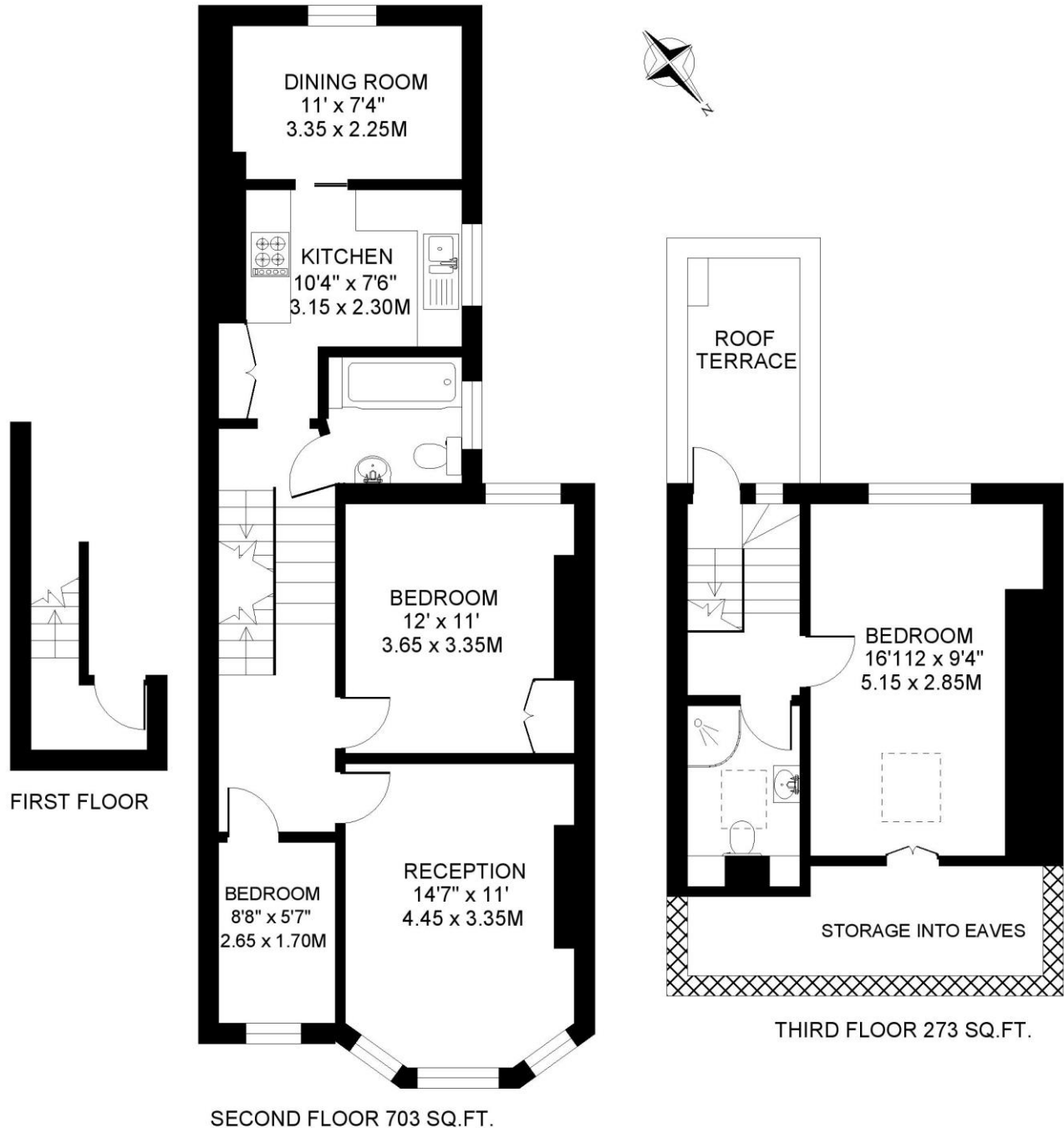
Oval Underground Station (Northern Line) is 340m and Kennington Underground Station (Northern Line – both branches) is 1.18km. The area also offers a frequent bus service from both Brixton and Clapham Road into Central London.





CREWSDON ROAD SW9
3 BEDROOM FLAT

Approximate gross floor area
976 SQ.FT. / 90.6 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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