



## Crusoe Road, CR4

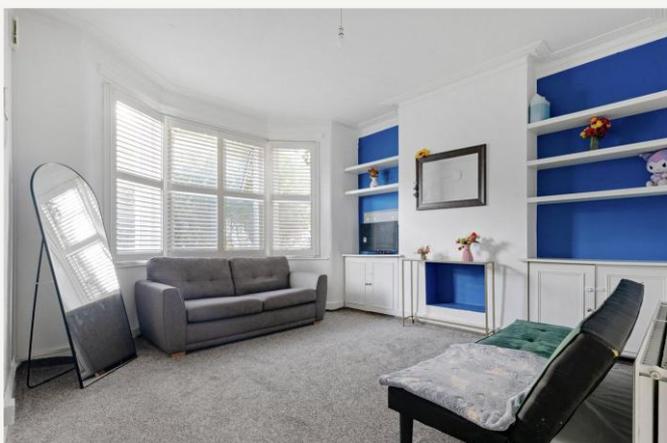
£400,000 *Share of Freehold*



Winkworth is pleased to offer to the market this chain free 2-bedroom share of freehold flat for sale on Crusoe Road, close to Tooting Broadway and Colliers Wood tube stations.

### KEY FEATURES

- CHAIN FREE
- Share Of Freehold
- Period Conversion
- Ground Floor Flat
- 2 Bedrooms
- Large Garden



### Tooting

020 8767 5221 | [tooting@winkworth.co.uk](mailto:tooting@winkworth.co.uk)

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Arranged over 547 sqft, the flat consists of a bright and airy reception room with high ceilings, a kitchen, a spacious bathroom, 2 large bedrooms with lots of natural lighting, and a private garden. With a wealth of potential, the property is the perfect opportunity for families, professionals or investors alike.

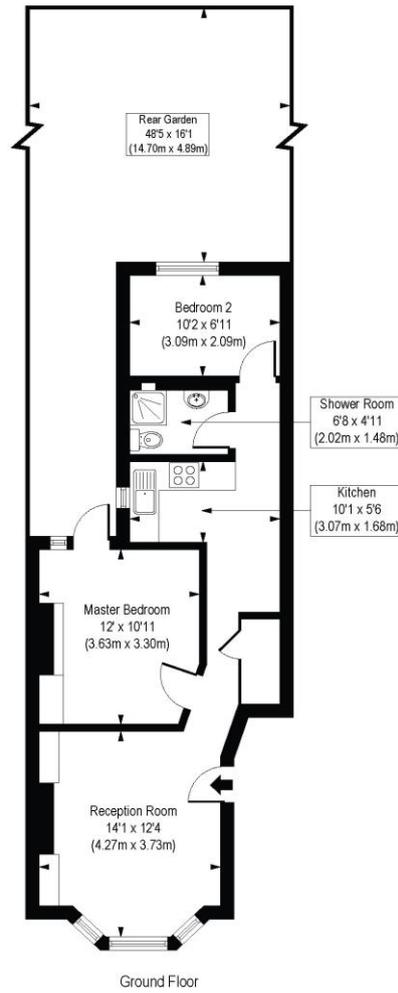
Close to both the Tooting Broadway and Colliers Wood underground stations, the flat is well-located for those needing a reliable commute into central. The flat also benefits from a bus stop at the top of the road and a great catchment area with popular schools nearby.





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Approx. Gross Internal Floor Area 546 sq. ft / 50.70 sq. m



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 interpolation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

## MATERIAL INFO

**Tenure:** Share of Freehold

**Council Tax Band:** D

**EPC rating:** D

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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