



FRAMFIELD ROAD, CR4  
**£450,000 LEASEHOLD**

## A STUNNING TWO BED MAISONETTE WITH PRIVATE GARDEN AND OFF STREET PARKING

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

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### **DESCRIPTION:**

Discover an exquisite ground floor maisonette, meticulously renovated in 2018, situated on a charming tree-lined residential road, mere moments from Tooting station and the expansive Figges Marsh. This residence provides generously proportioned living spaces, with an abundance of natural light.

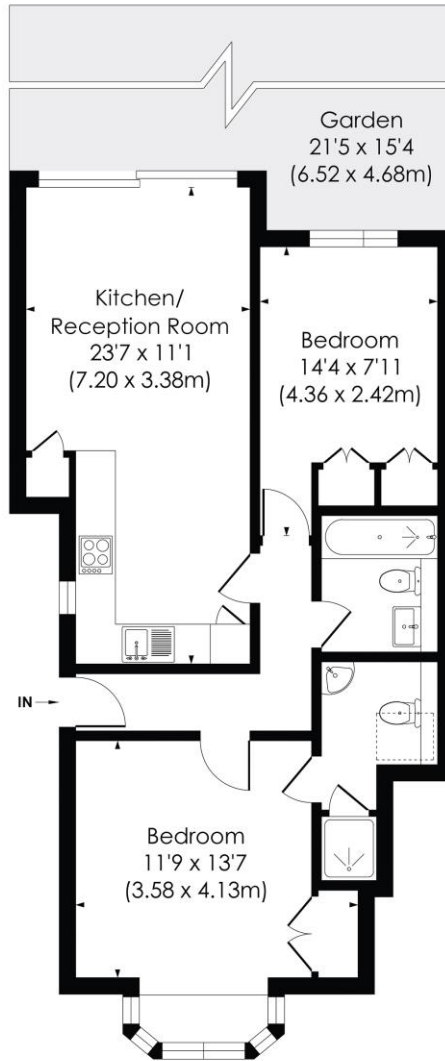
Comprising two double bedrooms, including a master with an en-suite shower room, and an additional family bathroom, the home boasts a well-equipped kitchen that opens onto a spacious living room featuring a bespoke built-in bookcase. This inviting area offers ample dining and entertainment space, with floor-to-ceiling glass doors providing direct access to a private southwest-facing garden. The property is further enhanced by the convenience of a private off-street parking space.





# FRAMFIELD ROAD CR4

Approx. Gross Internal Floor Area  
**695 Sq. ft/64.60 Sq. m**



GROUND FLOOR



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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.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92-100) <b>A</b>                           |  |                         |           |
| (81-91) <b>B</b>                            |  | 81                      | 81        |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England, Scotland & Wales                   |  | EU Directive 2002/91/EC |           |



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