

Winkworth

Ground Floor Flat, 50 Cromford Road, Putney, London, SW18 1NX





A charming ground floor one bedroom apartment, located in this very popular convenient East Putney location.

The ground floor property boasts a wealth of period features and benefits from direct access to a shared garden to the rear (The rear garden is shared with the top floor apartment). On entering the property, the generous reception room is immediately accessed, leading to the hallway. Through the hallway, there is a spacious double bedroom, boasting southerly aspects and side garden views, complemented with a fully fitted kitchen/dining room, shower room, separate utility room and WC. The property additionally benefits from a sizable, converted multi-functional basement to the lower ground floor, which can be used as either a snug, TV room or as a study/guest bedroom.

Cromford Road is quietly and conveniently located between Oakhill Road and West Hill, it is close by to Putney High Street is therefore within easy reach of both Putney Mainline Station (National Rail) and East Putney Underground Station (District Line) offering swift West End and City communications. Both Putney High Street and Southside Shopping Centre offer excellent multiple and specialist shopping facilities.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Accommodation

Reception Room, Study, Fully Fitted Kitchen/Dining Room, Snug, Double Bedroom, Shower Room, Utility, Separate WC, Communal Gardens

Share of Freehold

Internal area
Approximate gross internal area:
Total 765 sq ft/ 71.1 sq m

Guide Price

£595,000



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Approximate Gross Internal Area = 71.1 sq m / 765 sq ft



Lower Ground Floor

Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID432620)

W614 Ravensworth 01670 713330

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