



CROWBOROUGH ROAD, SW17  
£450,000 SHARE OF FREEHOLD

## A BRIGHT AND BEAUTIFULLY PRESENTED ONE BEDROOM GROUND FLOOR MAISONETTE

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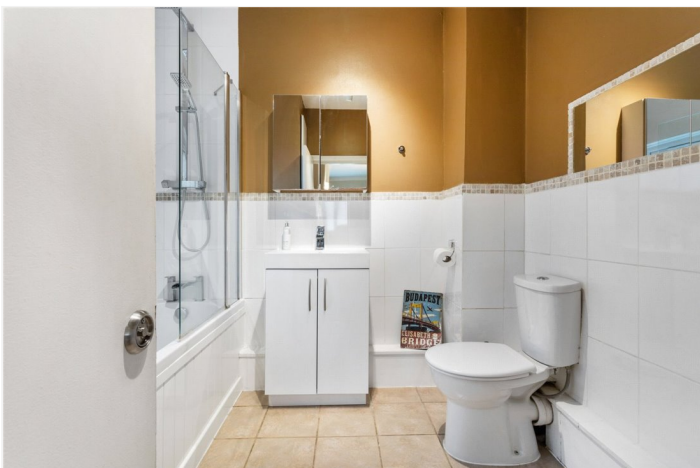
## DESCRIPTION:

This bright and beautifully presented ground floor maisonette boasts a spacious double bedroom with built-in wardrobes and bay window. A generous bathroom with ample storage, while the open-plan double reception room seamlessly transitions into the kitchen area with beautifully exposed brickwork. French doors invite you to the private landscaped garden at the rear, enhancing the property's allure. The property also benefits from ample storage space throughout.

Nestled on Crowborough Road within the sought-after Furzedown neighbourhood, this property enjoys a prime location. With Tooting Broadway just a short walk away, residents have convenient access to a variety of shops and amenities.

## AT A GLANCE

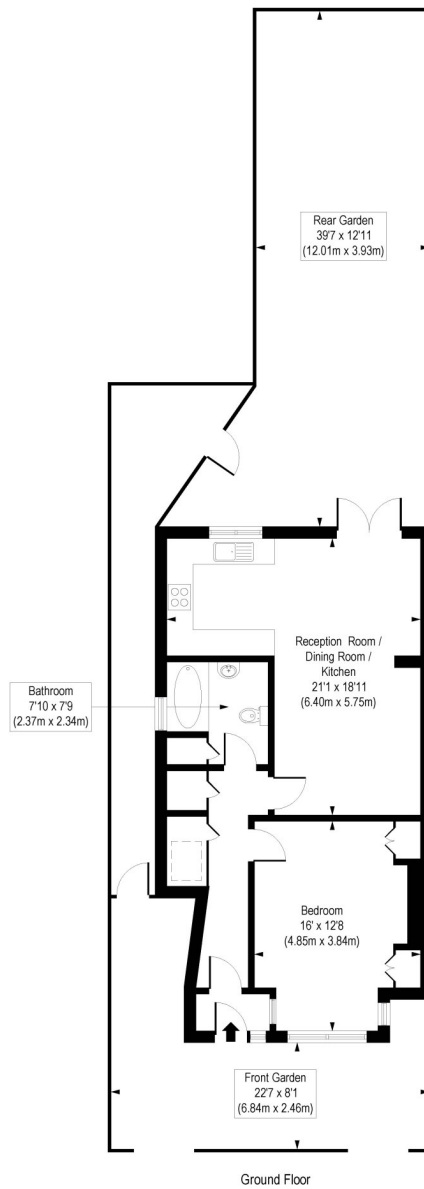
- Chain Free
- Open plan living area
- Private Garden
- Large Master Bedroom





# Crowborough Road, SW17

Approx. Gross Internal Floor Area 681 sq. ft / 63.29 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 interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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.

**Tenure:** Share of Freehold

**Term:** 0 year and 0 months

**Service Charge:** £0 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:**

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	76
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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