



Crockerton Road, Wandsworth SW17



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Step into this beautifully maintained, split-level apartment set within a charming period property. This stunning two-bedroom duplex seamlessly blends classic character with modern elegance, featuring high ceilings and a meticulously designed, low-maintenance terraced garden.



Guide price: £950,000

Tenure: Share of freehold plus leasehold, approximately 981 years remaining

Service charge: £1,140 per annum, reviewed annually, next review due 2025

Local authority: London Borough of Wandsworth

Council tax band: E



As you enter the apartment, you're immediately greeted by the soaring ceilings that create a spacious and airy atmosphere throughout the home. On the ground floor, the expansive principal bedroom offers an en-suite shower room and a delightful balcony overlooking the garden, providing a serene retreat. The second bedroom, also on this level, is equally impressive with its generous storage and a versatile built-in, pull-down double bed, making it perfect for both guests and additional living space.

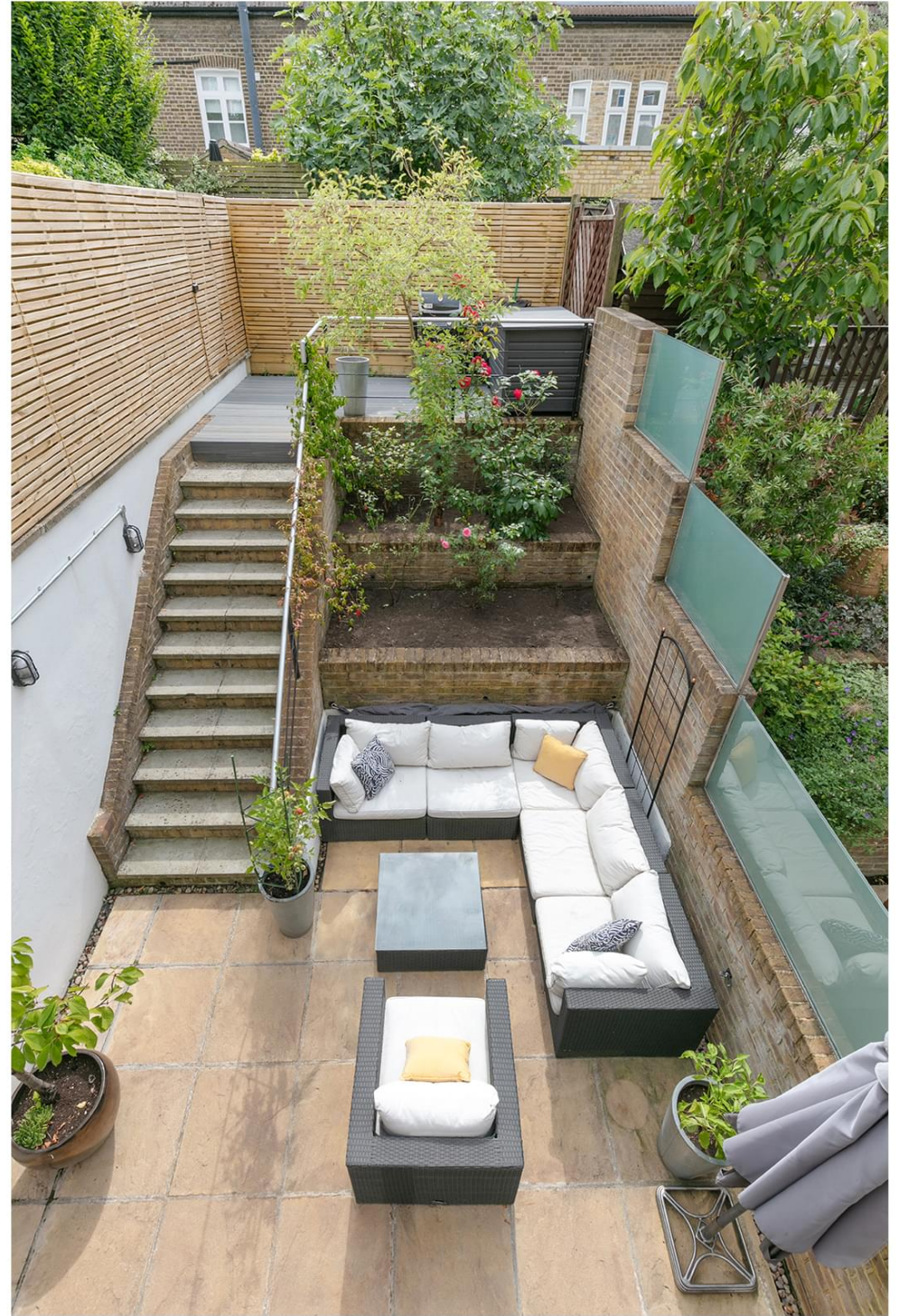
Descending to the lower level, you'll discover an expansive open-plan kitchen and living area, ideal for both relaxed mornings and lively evening gatherings. At the far end, floor-to-ceiling French doors bathe the space in natural light and lead out to a secluded, south-facing, tiered garden. This private outdoor oasis, sheltered from onlookers, offers a rare sense of tranquillity and is perfect for soaking up the sun or enjoying al fresco dining.

This is a truly wonderful home with a lots of character and modern comforts making it ideal for a wide range of buyers.

Crockerton Road is a particularly picturesque road and is well located nearby to the shops and restaurants of Bellevue road and the open expanse of Tooting and Wandsworth Common. Underground services to the City can be found close by at Tooting Bec (northern line) and Wandsworth Common over ground station is just 0.6miles away which gives quick access into Victoria/Waterloo via Clapham Junction. The area is well served by both state and private schools, with the popular Finton House close by.



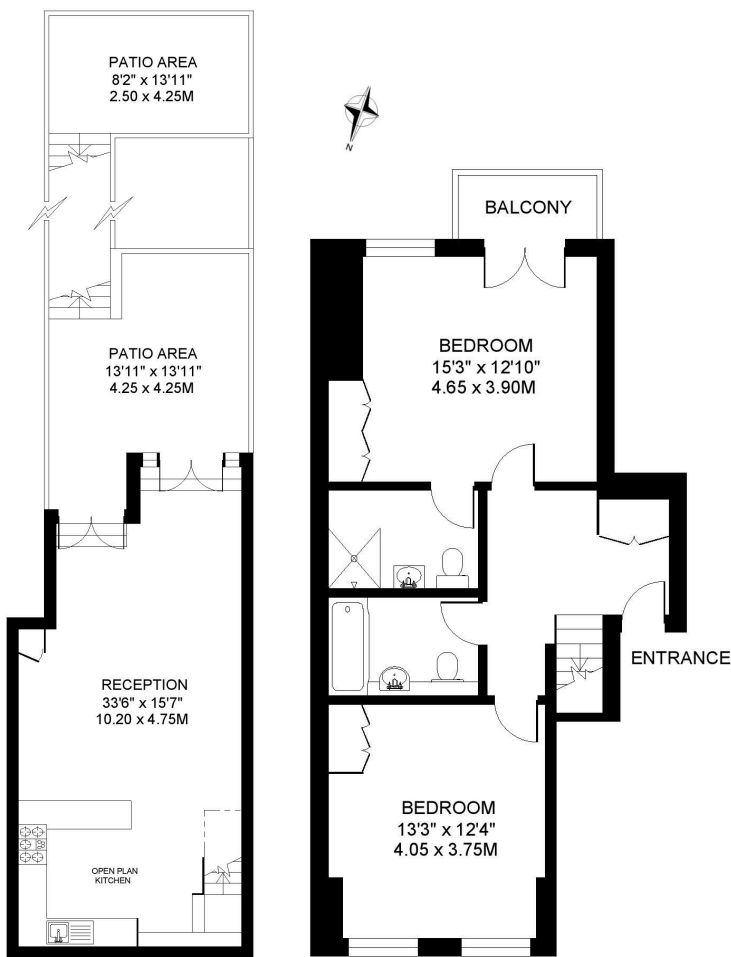




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Approximate Gross Internal Floor Area
1,026 sq ft / 95.3 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



GROUND FLOOR 557 SQ.FT.

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