



CROCKERTON ROAD, LONDON, SW17
£2,450 per month*

Carter Jonas

CROCKERTON ROAD, LONDON, SW17

Beautifully presented 2 double bedroom ground floor garden flat, part of this handsome Victorian double fronted house on Crockerton Road therefore moments from the Northern Line tube and a short walk to the overground at Wandsworth Common.

- 2 bedrooms
- 2 bathroom
- Large sitting room
- Mezzanine area
- Kitchen/breakfast room
- Garden
- Tube: Northern Line (Tooting Bec)
- Overground: Wandsworth Common or Balham

Crockerton Road runs off Trinity Road therefore close to Balham, Bellevue Road and Tooting Bec.

Carter Jonas Crockerton Road, SW17
GROSS INTERNAL AREA
74.9 Sqm / 806.0 Sqft

DATE: 07/01/2020
LAIER SCAN POINTS: 25,402,342



GROSS INTERNAL AREA (GIA) The footprint of the property. 74.9 Sqm / 806.0 Sqft	NET INTERNAL AREA (NIA) Excludes walls and external features, includes walkways, reserved areas. 70.4 Sqm / 757.8 Sqft	EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 0.0 Sqm / 0.0 Sqft	RESTRICTED HEAD HEIGHT Limited use area under 1.5m 4.4 Sqm / 47.2 Sqft
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spec RICS
Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL
75.8 Sqm / 815.9 Sqft

IPMS 3C RESIDENTIAL
71.3 Sqm / 767.7 Sqft

SPEC ID:
5e00b15a0aa0190c60727d4



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(85-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		74	54

England, Scotland & Wales EU Directive 2002/91/EC

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