

Crescent Lane, SW4  
Guide Price: £700,000 - £800,000



WILFORDS  
LONDON



## Crescent Lane, SW4

£700,000 - £800,000

744 sq ft / 69 sq m

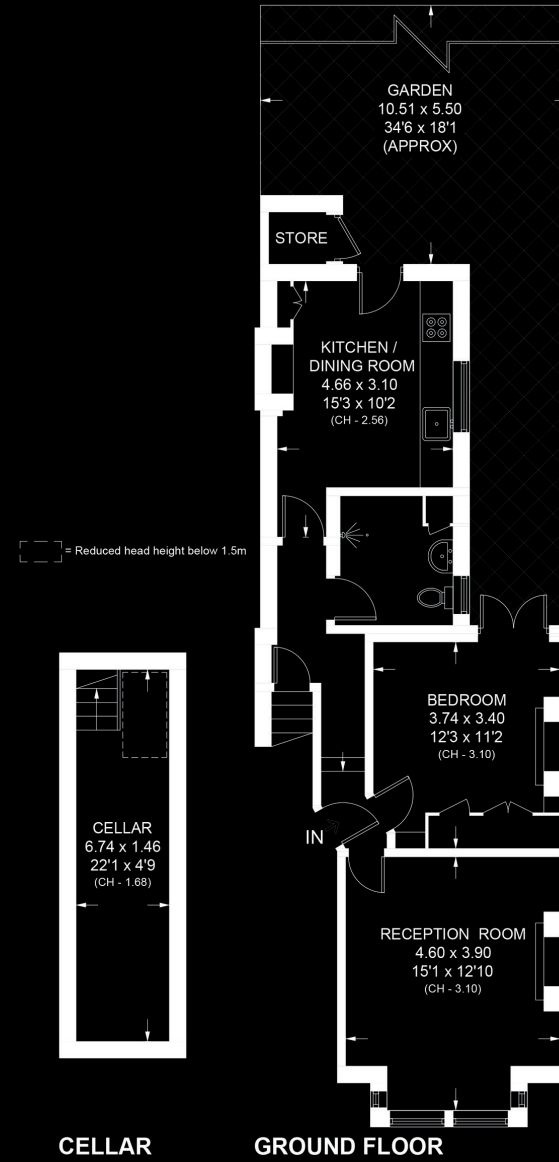
1 Bedroom  
1 Bathroom  
1 Reception Room  
Kitchen  
Share of Freehold

A beautifully presented one bedroom garden flat within a fabulous period building in a magnificent Victorian terrace, which benefits from its own good size private back garden. The façade is in impeccable condition after recent stonework and pointing restoration. Offered with no onward chain, the 744 sq ft are arranged with a practical layout and a pleasing sense of proportion throughout.

Crescent Lane sits within easy reach of Clapham's cafés, shops and green spaces. Clapham Common is nearby for large open green space, and only a short walk to many main bus routes, while Clapham Common Underground station provides Northern line connections into central London. There is on street permit parking, and this section of Crescent Lane is generally residential traffic only.



Approximate Area = 56.5 sq m / 608 sq ft  
Cellar = 11.5 sq m / 124 sq ft  
External Store = 1.1 sq m / 12 sq ft  
Total = 69.1 sq m / 744 sq ft  
Including Limited Use Area (1.6 sq m / 17 sq ft)



## CRESCENT LANE, SW4

In accordance with the Property Mis-Description Act 1991, the following details have been prepared in good faith, and are not intended to constitute part of an offer or contract. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact. Nothing in these Particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any measurements of distances referred to herein are approximate only.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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