



The Crescent, Wimbledon Park  
**£859,950**

**Summary**

Brinkley's Estate Agents have been formally instructed to commence viewings on this stunning, modern, townhouse situated on a very popular residential road in Wimbledon Park. The generously-sized accommodation is set over four floors and comprises four double bedrooms, a family bathroom and direct access to a courtyard-style garden on the lower ground floor. The ground floor delivers a downstairs cloakroom, a study/home office and a double bedroom.

149 Arthur Road, Wimbledon Park, SW19 8AB	T: 020 8879 3718
168 Putney High Street, Putney, SW15 1RS	T: 020 8785 3652
120 Wimbledon Hill Road, Wimbledon, SW19 7QU	T: 020 8944 2918
1 Lambton Road, Raynes Park, SW20 0LW	T: 020 3817 6888

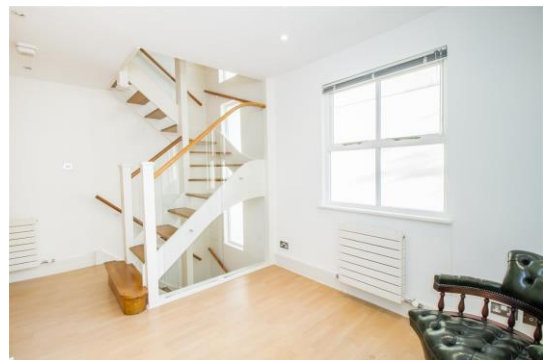
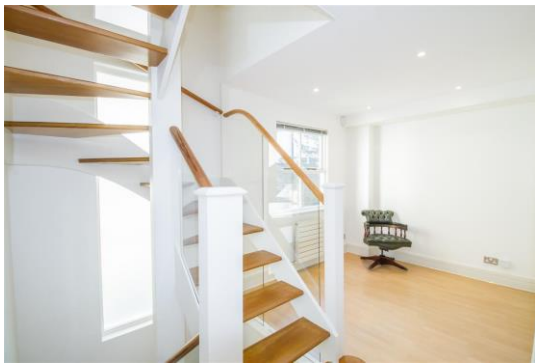


These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.



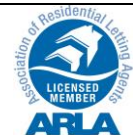
Stairs to the first floor lead onto a modern and fitted kitchen with integrated appliances and a very well-proportioned lounge/dining room. The second floor delivers a beautiful, master bedroom with an en-suite bathroom and ample built-in wardrobes. Further notable benefits include good storage, double glazing and wood laminate flooring. Within easy reach of Wimbledon Park Tube Station, Earlsfield mainline station, good school catchments, the open expanses of Wimbledon Park and the convenient restaurants, cafes and shops to be found in the local parade and Wimbledon Village. To view, please call the Brinkley's sales team on 0208 542 7577. Chain Free.

Energy Efficiency Rating: C



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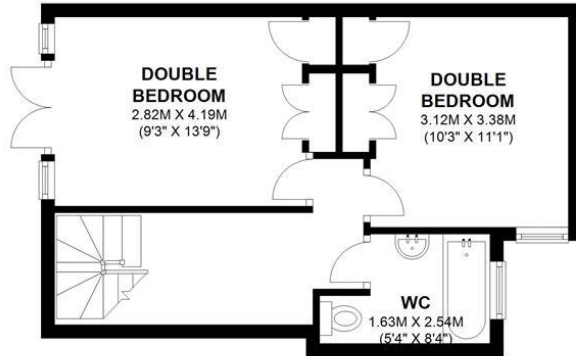


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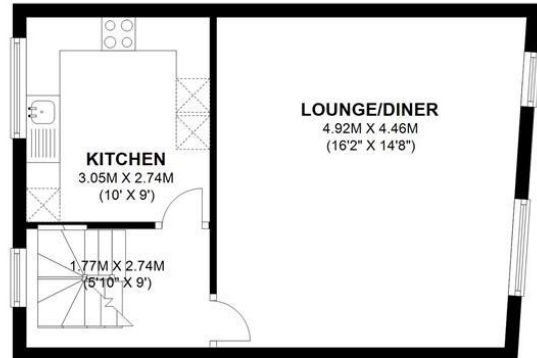
**LOWEST GROUND FLOOR**

APPROX. 34.1 SQ. METRES (367.5 SQ. FEET)



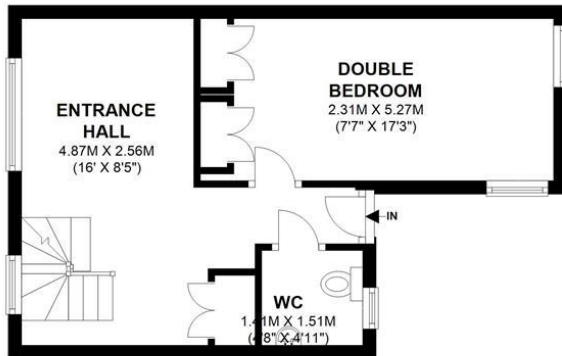
**FIRST FLOOR**

APPROX. 34.8 SQ. METRES (374.5 SQ. FEET)



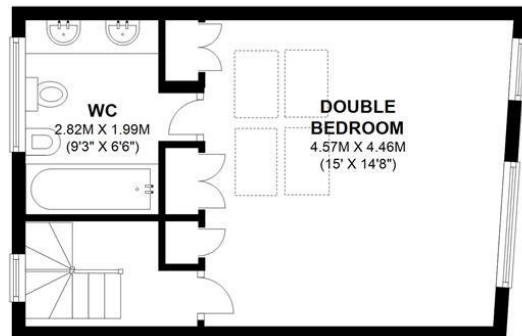
**GROUND FLOOR**

APPROX. 31.0 SQ. METRES (333.2 SQ. FEET)



**SECOND FLOOR**

APPROX. 32.0 SQ. METRES (344.0 SQ. FEET)



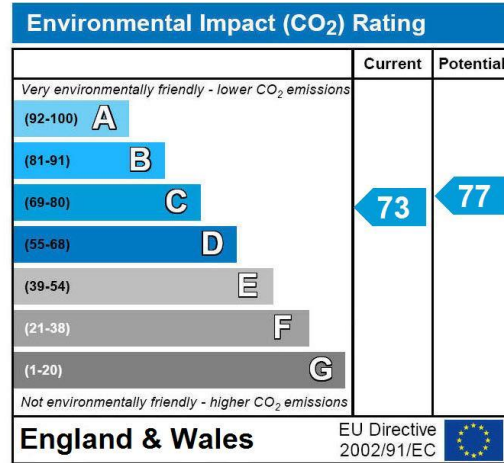
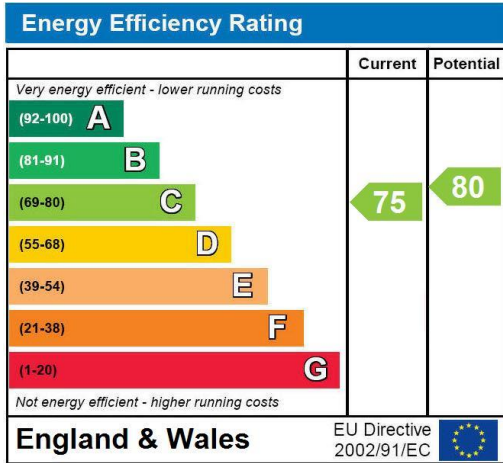
TOTAL AREA: APPROX. 131.8 SQ. METRES (1419.2 SQ. FEET)

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