

Wimbledon Village Wimbledon Park Putney 020 8944 2918 020 8879 3718 020 8785 3652

www.brinkleys.co.uk



The Crescent, Wimbledon Park £975,000

Summary

A great opportunity to secure this rear extended Edwardian family home in a quiet popular residential location in Wimbledon Park. On the ground floor there is spacious through lounge with original entrance tiles, a downstairs shower room, an extended kitchen dining area leading to a lengthy private garden. The first floor holds three double bedrooms and a family bathroom suite. . Further benefits include many original character features, balcony and potential to extend the loft (STPP). The Crescent is situated in a quiet leafy location only 0.1 miles from Wimbledon Park Tube station, 0.3 miles from Wimbledon Park and close to Arthur Road with all its shops and amenities.

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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.

Recreation activities in Wimbledon include several theatres, 2 riding stables, multiple golf courses, tennis and fitness clubs including Wimbledon Leisure Centre and Wimbledon Common itself consisting of 1200 acres.

There are many good schools in the area both in the private and state sector including both Wimbledon Park Primary School and Bishop Gilpin Primary, Ofsted rated 'Outstanding' schools. To view, please call Brinkley's on 0208 879 3718. Sole Agents.

EPC: D









The Crescent, SW19



Approximate Gross Internal Area = 144.4 sq m / 1554 sq ft

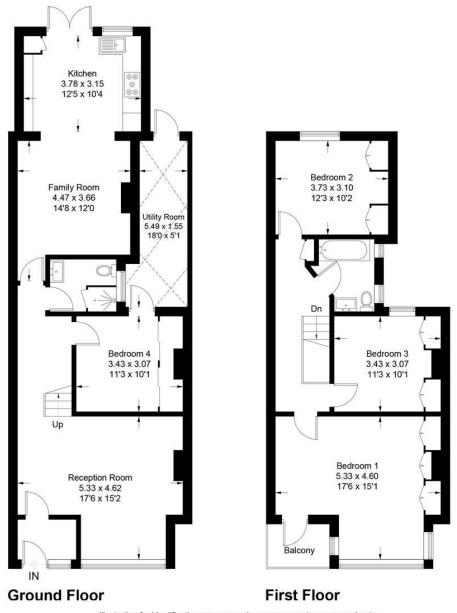


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID493625)

Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92-100) 🗛			
(81-91) B			83
(69-80)			
(55-68)		61	
(39-54)			
(21-38)			
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	575	U Directive 002/91/EC	

