

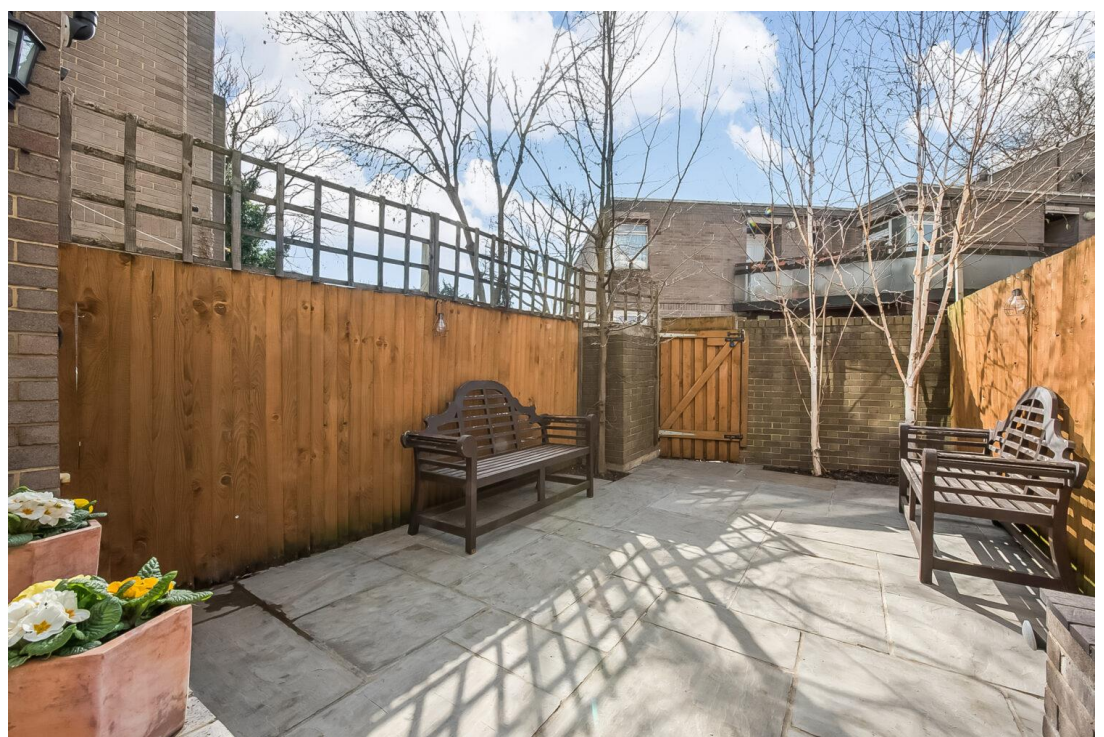


Coburg Crescent SW2  
£550,000

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# In general

- Townhouse Style
- Three bedrooms
- Beautiful kitchen- diner
- Maintenance free garden
- Luxury bathroom
- Immaculate condition throughout
- Garage
- Off street parking
- Freehold

# In detail

We are delighted to bring to the market this impressive three bedroom terraced house, for sale on Coburg Crescent, SW2.

This spacious townhouse is set out across three floors and has immaculate conditioning throughout. With three good size bedrooms on offer, there is also luxurious eat-in kitchen-diner, bright and airy living room and a stunning bathroom.

This property also benefits from a garage and rear outside space, with a patio door leading to a wonderful maintenance free garden.

This property provides a brilliant family home, with ample storage and is ideally suited for those wanting access to the local parks and schools or young professionals needing space and access to good transport links.

While providing access into central London and the City is via the local Tulse Hill station, with regular services into London Bridge, London Victoria and London Blackfriars as well as other Thameslink connections. There are local buses providing access into the neighbouring Streatham, Brixton, Herne Hill and Dulwich.

EPC: C | Council Tax Band: D



# Floorplan

## Coburg Crescent, SW2

Approximate Gross Internal Area

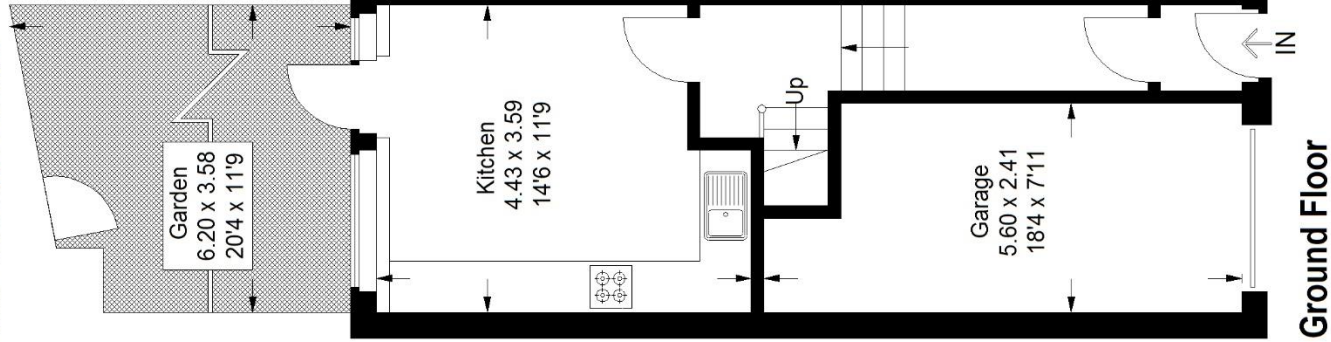
Ground Floor = 23.2 sq m / 250 sq ft

First Floor = 36.5 sq m / 393 sq ft

Second Floor = 36.5 sq m / 393 sq ft

Garage = 12.7 sq m / 136 sq ft

Total = 108.9 sq m / 1172 sq ft



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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69   C	74   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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