



LONGSTAFF CRESCENT, SW18 4BA

Offers Over £925,000

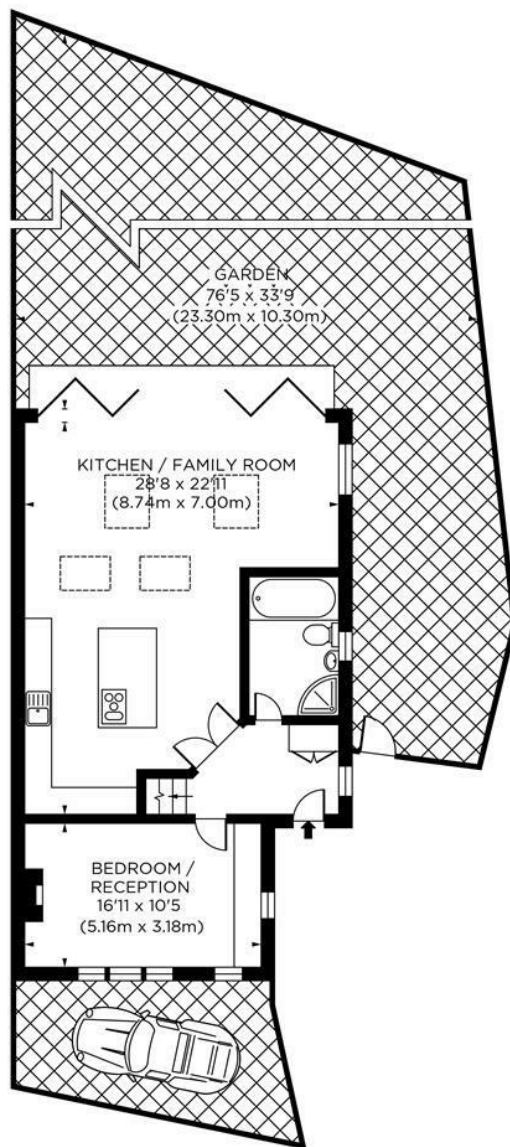
A beautifully presented four-bedroom family home on a quiet crescent in Wandsworth, close to King George's Park and Southside Shopping Centre. The property has been extended to offer fantastic entertaining space on the ground floor with a large 28ft x 22ft open-plan kitchen/reception room (the kitchen has Quartz worktops and high spec cabinetry) to the rear complete with bi-folding doors opening onto a 76ft garden. There is also a smart bathroom and a fourth bedroom. On the first floor, there are two double bedrooms and a further single bedroom, and an ensuite shower room. In addition, there is off-street parking with an electric car charging point, underfloor heating through the kitchen/dining/living area, and the downstairs bathroom and entrance hall, and no onward chain. EPC rating C. Freehold. Please see the virtual tour provided: <https://my.matterport.com/show/?m=27DSjp4GJmH>



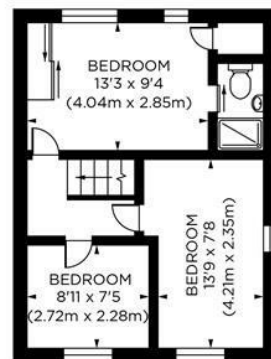
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Registered in England & Wales No. 5585458





GROUND FLOOR



FIRST FLOOR

Longstaff Crescent, SW18
Gross Internal Area 1259 sq ft/117 sq metres
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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