

**HARVEY &
WHEELER**
ESTABLISHED 1855



19 CREWDSON ROAD
OVAL SW9 0LH



An extremely well presented Victorian four-story townhouse in this tree lined residential road next to the Oval tube station. Refurbished in 2022, the house has an approximate gross internal area of 2,655 sq ft - 247 sq m inclusive a spacious open plan ground floor ideal for entertainment and family life, five double bedrooms and three bathrooms. The interior has been finished to a high specification.

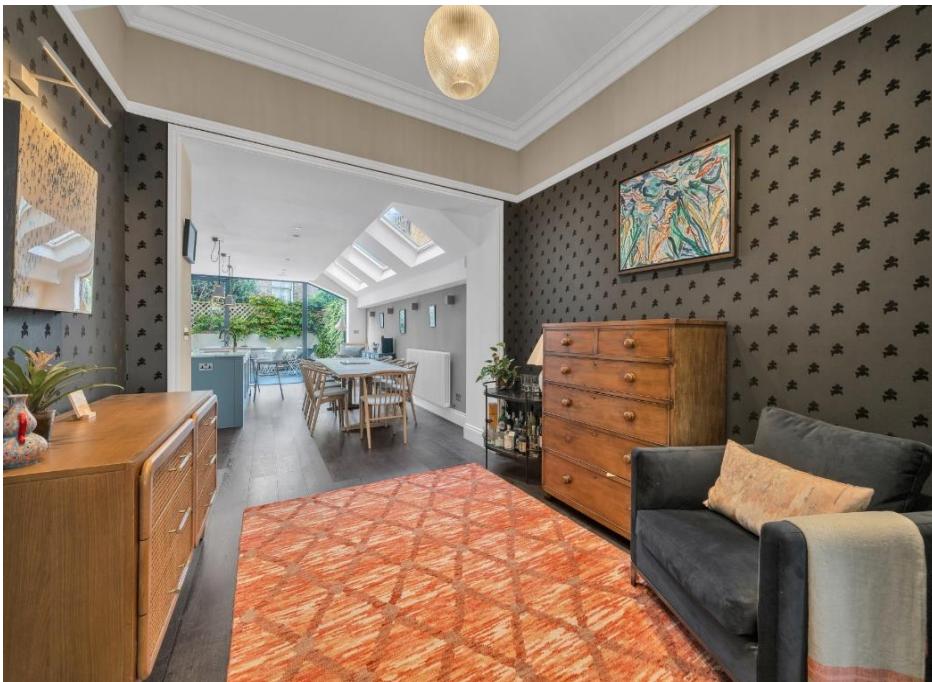
The ground floor offers an elegant double reception room with a bay window at the front. The open plan kitchen with a breakfast bar island, skylights and a large dining area with floor to ceiling bifolding doors opens to a south-west facing rear paved garden. The main hall gives access to a separate WC and modernised basement/utility room.

On the first floor, there is a double bedroom with a wide bay window and fitted wardrobes, a second double bedroom with a Juliet balcony and a large bathroom which includes an inset bath, walk-in shower, two wash basins and WC. There is a laundry room on the same floor.

Stairs lead to the second floor with a snug tv room, two further double bedrooms and a second bathroom with a free-standing bath, walk-in shower, two wash basins and WC. The fifth double bedroom with herringbone flooring has a Juliet balcony, skylights and an ensuite shower room.

Crewdson Road is located just off Brixton Road which offers a good selection of shops, bars and restaurants. Kennington Park and Oval tube station are within easy reach.

EPC Rating C. Tax Band E.



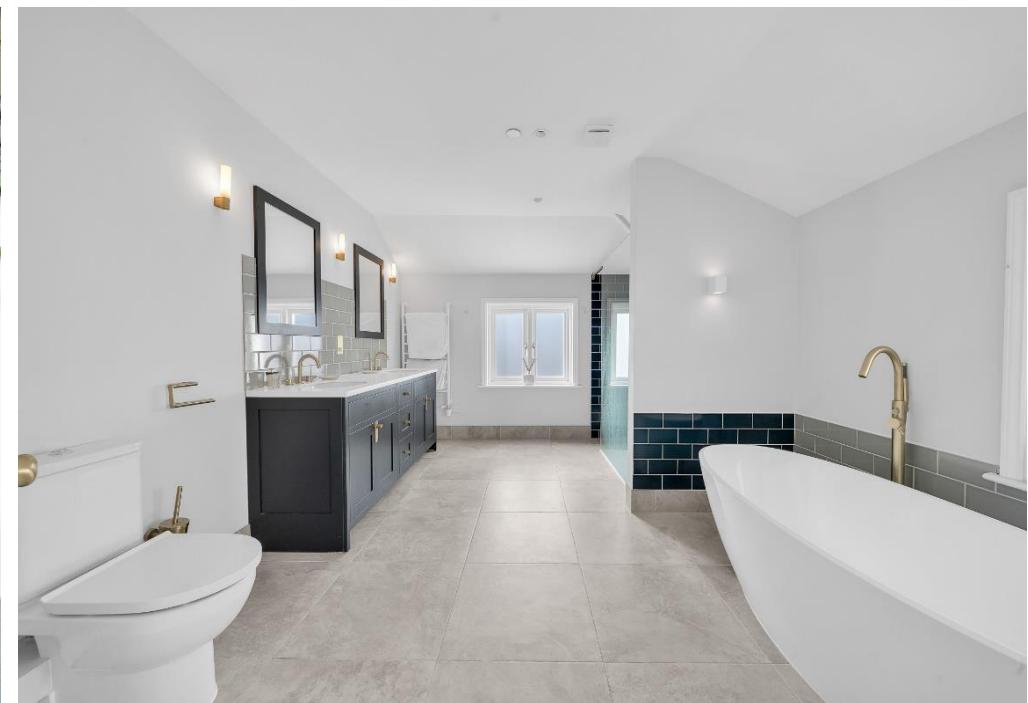
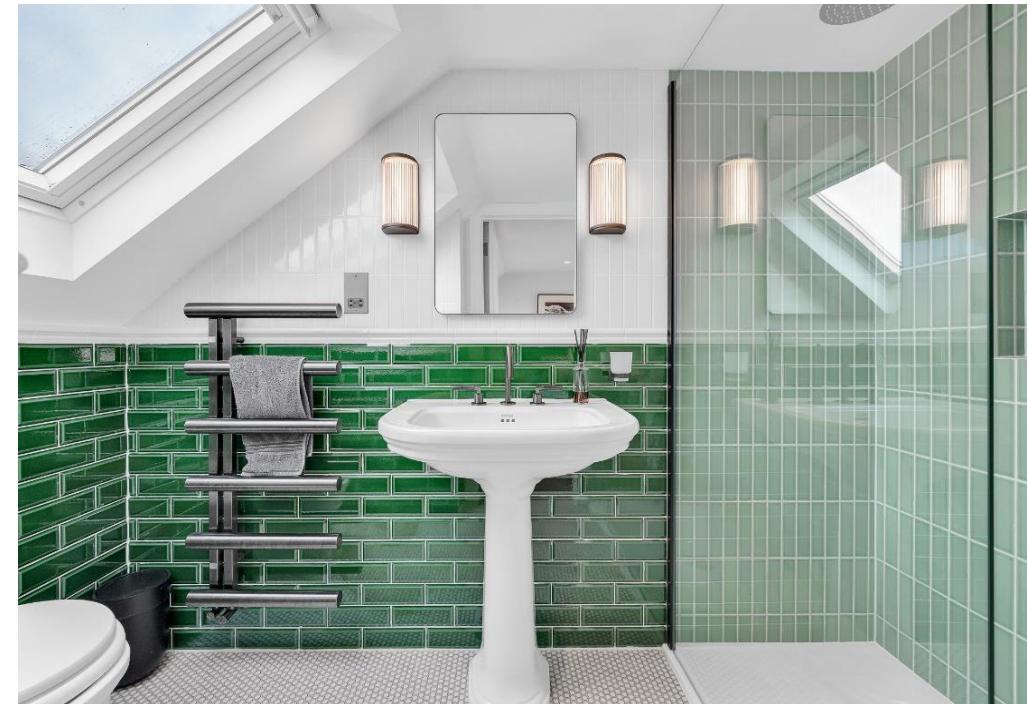
ACCOMMODATION

5 Double bedrooms	Double reception room
2 Bathrooms	Open plan kitchen/dining room
Ensuite shower room	Snug room
Laundry room	Utility/basement and eaves storage
Ground floor WC	South-west facing rear paved garden

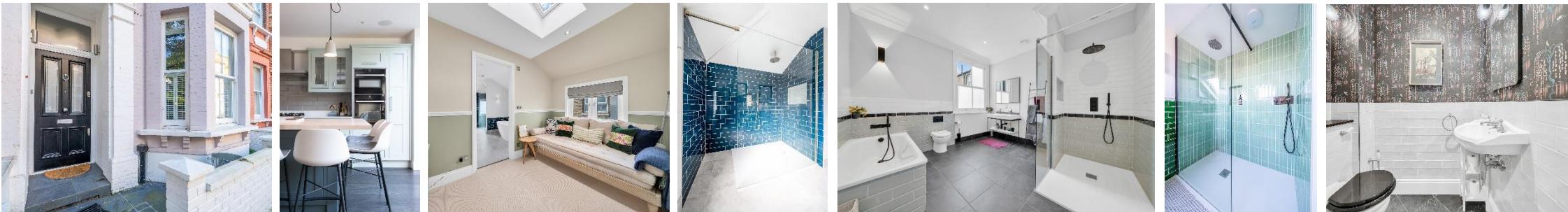
£1,920,000











Crewdson Road, SW9

Approximate Gross Internal Area = 220.8 sq m / 2377 sq ft

(Excluding Reduced headroom / Basement)

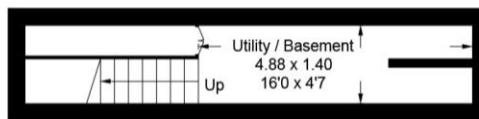
Basement = 11.2 sq m / 120 sq ft

Reduced headroom = 14.7 sq m / 158 sq ft

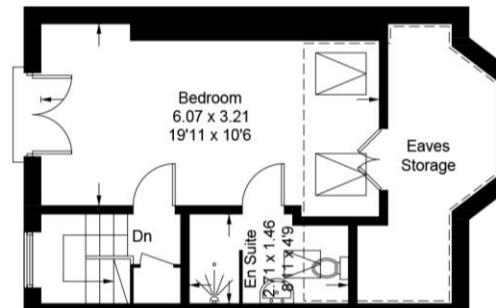
Total = 246.7 sq m / 2655 sq ft



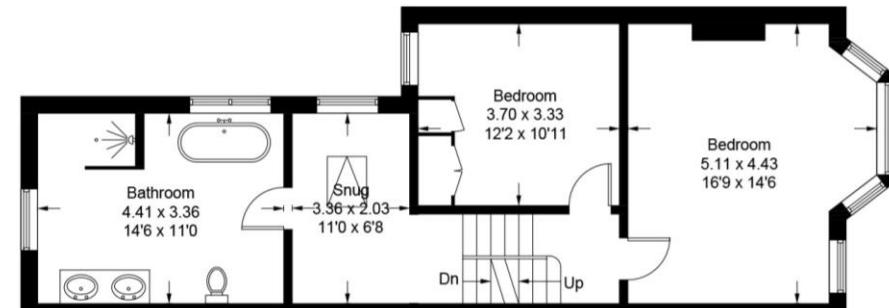
[---] = Reduced headroom below 1.5m / 5'0



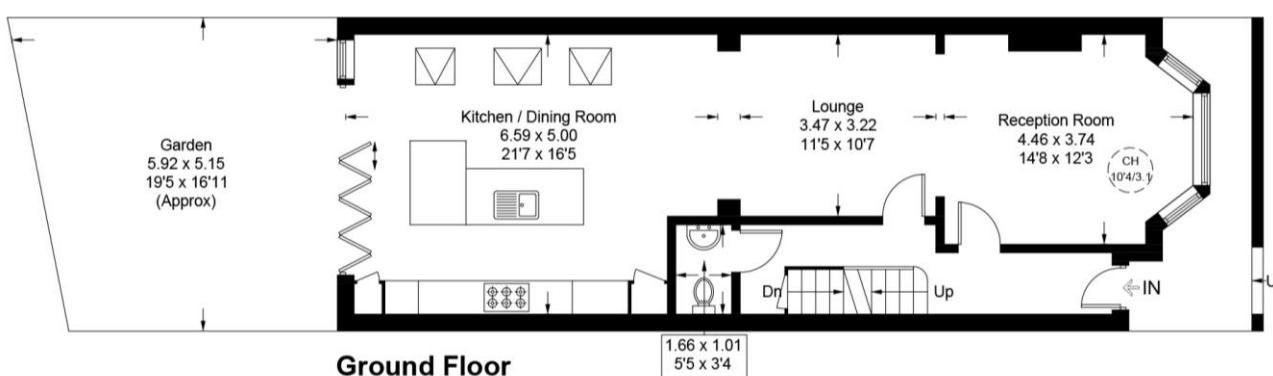
Basement



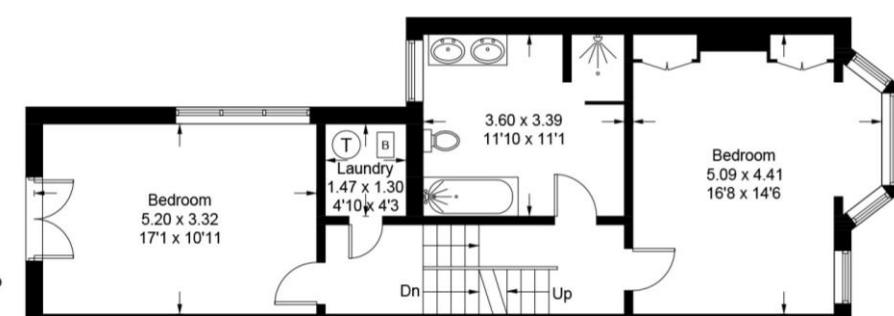
Third Floor



Second Floor



Ground Floor



First Floor

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 the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1134073)

Viewing is recommended, but strictly by appointment with Sole Agents

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Prospective purchasers are reminded that, whilst these details are believed to be correct, if there is any point of particular importance, we would be pleased to check the information prior to viewing, particularly when travelling some distance to view.

MISREPRESENTATION ACT 1967

These particulars do not constitute any part of an offer or contract. Neither the vendors nor their agents nor any person in their employ, bind themselves in any way, nor are warranties given in respect of any statements contained in these particulars. Intending purchasers must verify all statements by inspection or otherwise.



33 Dulwich Village

London, SE21 7BN

020 8693 4321

mail@harveywheeler.com

harveywheeler.com

