



# PORTERS ESTATE AGENTS

RESIDENTIAL SALES, LETTINGS & MANAGEMENT

ANDREW CROFT & CO  
SOLICITORS & NOTARY PUBLIC



240 Balham High Road  
London SW17 7AW  
Tel: 020 8772 1004  
[www.portersbalham.com](http://www.portersbalham.com)  
[info@portersbalham.com](mailto:info@portersbalham.com)  
DX: 41604 Balham

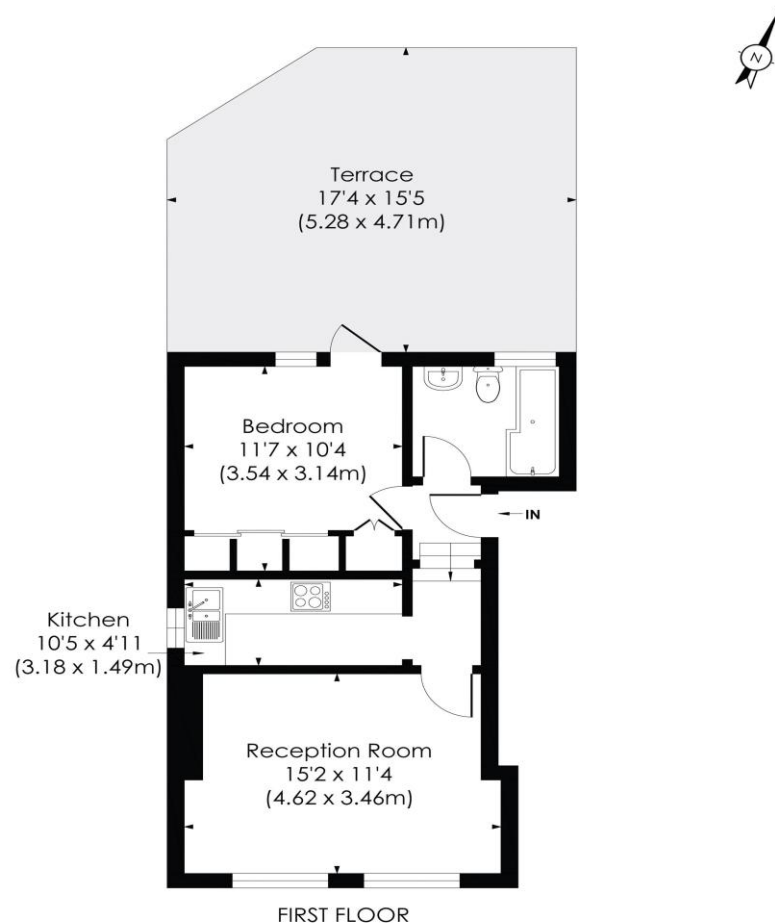


# Crockerton Road. SW17 7HG

## CROCKERTON ROAD, SW17

Approx. Gross Internal Floor Area

438 Sq. ft/40.70 Sq. m



© Pixangle Property Marketing Ltd. info@pixangle.com Tel: 0208 870 2118

pixangle  
PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

This beautifully presented one-bedroom flat is set on the ever-popular Crockerton Road, moments from Wandsworth Common, and combines period character with modern luxury. Boasting impressively high ceilings and a wealth of original features, the property offers a wonderfully elegant living space that feels both spacious and inviting. The reception room is a real highlight, featuring a charming fireplace that adds character and creates a perfect focal point for relaxing or entertaining. To the rear, the luxury kitchen is thoughtfully designed with sleek cabinetry, high-quality appliances including a dishwasher, and excellent storage, making it as practical as it is stylish. The bedroom is well-proportioned and calm, while the bathroom is finished to a high standard. Completing the property is the standout PRIVATE ROOF TERRACE — a rare and valuable feature — providing an ideal spot for outdoor dining, entertaining, or simply enjoying some peaceful open-air space. The location is superb with Northern Line tubes within walking distance. Wandsworth Common, local cafés, bars and shops all close by, this is a home that perfectly balances character, comfort and connectivity.

- PRIVATE ROOF TERRACE
- MODERN FITED KITCHEN WITH DISHWASHER
- Elegant reception room with feature fireplace
- Short walk to Balham (Mainline, Northern Line) and Tooting Bec (Northern Line) transport links
- Fully tiled bathroom suite
- Walking distance to Wandsworth Common and Bellevue Road
- Victorian charm and character.

**Council Tax: London Borough of  
Wandsworth Band D. £998.00 for 2025/26**

**Available immediately.**