



**Tooting Sales**, 62 Tooting High Street, London SW17 0RN  
T 020 8772 7200 E [tootsales@ludlowthompson.com](mailto:tootsales@ludlowthompson.com) W [www.ludlowthompson.com](http://www.ludlowthompson.com)

## LONDON ROAD TOOTING BORDERS



OIEO **£400,000 FOR SALE**

REF: 2012908

### **2 Bed, Purpose Built Maisonette, Private Garden, Off Street Parking**

**Off Street Parking - Private Garden - Two Double Bed Maisonette - Share of Freehold - Excellent Condition Throughout**

Very well presented two double bedroom maisonette. Comprising of two double bedrooms, a bright and spacious living room, modern kitchen and refurbished bathroom complete with 'rainfall' style shower. Located just 0.2 miles from Tooting Rail Station (Southern and Thameslink Lines) with trains to Blackfriars and Wimbledon, as well being under a mile from Tooting Broadway (Northern Line) and the array of shops, bars, restaurants and markets. There are a whole host of bus services near by also as we... [continued below](#)

**Train/Tube** - Tooting, Tooting Bec, Colliers Wood, Tooting Broadway

**Local Authority/Council Tax** - Merton

**Tenure** - Leasehold

**ludlowthompson**



**Tooting Sales**, 62 Tooting High Street, London SW17 0RN  
T 020 8772 7200 E [tootsales@ludlowthompson.com](mailto:tootsales@ludlowthompson.com) W [www.ludlowthompson.com](http://www.ludlowthompson.com)

# LONDON ROAD TOOTING BORDERS



Kitchen



Private Garden



External



Bathroom



Master Bedroom



Master Bedroom (Alt.)



**Tooting Sales**, 62 Tooting High Street, London SW17 0RN  
T 020 8772 7200 E [tootsales@ludlowthompson.com](mailto:tootsales@ludlowthompson.com) W [www.ludlowthompson.com](http://www.ludlowthompson.com)

## LONDON ROAD TOOTING BORDERS



Guest Bedroom



Private Garden (Alt.)



# LONDON ROAD TOOTING BORDERS



TOTAL APPROX. FLOOR AREA 588 SQ.FT. (54.7 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
Made with Metropix ©2017

Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



# LONDON ROAD TOOTING BORDERS



TOTAL APPROX. FLOOR AREA 588 SQ.FT. (54.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee is given for their operability or efficiency can be given.  
Made with Metron 10/19

Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



# LONDON ROAD TOOTING BORDERS



Very well presented two double bedroom maisonette. Comprising of two double bedrooms, a bright and spacious living room, modern kitchen and refurbished bathroom complete with 'rainfall' style shower. Located just 0.2 miles from Tooting Rail Station (Southern and Thameslink Lines) with trains to Blackfriars and Wimbledon, as well being under a mile from Tooting Broadway (Northern Line) and the array of shops, bars, restaurants and markets. There are a whole host of bus services near by also as well as other amenities including Lidl, the popular Gorringe Park pub and the green open space of Figges Marsh. With a brand new share of freehold, off street parking and a private garden this property offers a great deal making it, in our opinion, an excellent first purchase. Offered to the market chain free.

Kitchen

Private Garden

External

Bathroom

Master Bedroom

Master Bedroom (Alt.)

Guest Bedroom

Private Garden (Alt.)

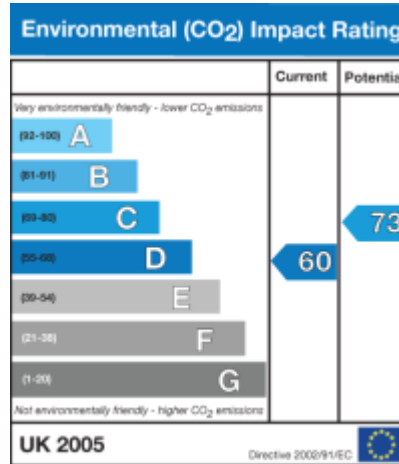
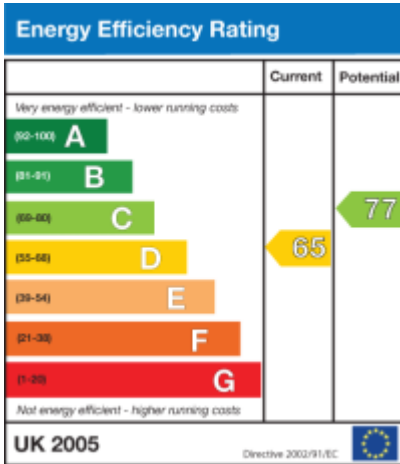
## Tenure Details

Tenure - Leasehold

Lease Length - years



# LONDON ROAD TOOTING BORDERS





## LONDON ROAD TOOTING BORDERS



**CALL 020 8772 7200**

**REF: 2012908**

### **When you want to view a property through us it helps to bear in mind the following:**

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a vendor will give us specific times only convenient to them. We do advise vendors that if they are serious about selling property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

**To arrange a viewing for this property please contact our Tooting Sales Office quoting 2012908**

### **DISCLAIMER**

**VIEWING:** strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the vendor.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/vendor accept no responsibility for any error they may contain however caused. Any purchaser must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

### **PLEASE NOTE BEFORE PROCEEDING**

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the vendor. Photographs may depict items which are not included in the sale. Consult a solicitor on aspects relating to tenure/property details.