



Tooting Sales, 62 Tooting High Street, London SW17 0RN
T 020 8772 7200 E tootsales@ludlowthompson.com W www.ludlowthompson.com

LINKS ROAD TOOTING GRAVENEY



£650,000 FOR SALE

REF: 1669324

3 Bed, Period House, Private Garden

Generous Sunny Garden - Modern Throughout - Tooting Station - Chain Free - 3 Bedrooms - Quiet Residential Street

A beautifully presented, bright and characterful three bedroom terrace house for sale, located on one of Tootings popular residential street with easy access to both Tooting Broadway underground and Tooting City Thameslink stations. This stylish home offers over 1000 sq ft of well proportioned accommodation along with a sunny, lawned private garden. The house is modern throughout and there is still a lot of opportunity for a new owner to to add value and extend the property (STPP) with both re... **continued below**

Train/Tube - Tooting, Tooting Bec, Mitcham Eastfields, Streatham Common

Local Authority/Council Tax - Merton

Tenure - Freehold

ludlowthompson



Tooting Sales, 62 Tooting High Street, London SW17 0RN
T 020 8772 7200 E tootsales@ludlowthompson.com W www.ludlowthompson.com

LINKS ROAD TOOTING GRAVENEY



External



Garden



Reception



Kitchen



Dining Area



Bedroom



Tooting Sales, 62 Tooting High Street, London SW17 0RN
T 020 8772 7200 E tootsales@ludlowthompson.com W www.ludlowthompson.com

LINKS ROAD TOOTING GRAVENEY



Bedroom



Bedroom 2



Bedroom 3



Bathroom



Entrance Way



Garden



Tooting Sales, 62 Tooting High Street, London SW17 0RN
T 020 8772 7200 E tootsales@ludlowthompson.com W www.ludlowthompson.com

LINKS ROAD TOOTING GRAVENEY



Landing



LINKS ROAD TOOTING GRAVENEY



Links Road

Approximate Gross Internal Area = 1026 sq ft / 95.4 sq m

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

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.



Tooting Sales, 62 Tooting High Street, London SW17 0RN
T 020 8772 7200 E tootsales@ludlowthompson.com W www.ludlowthompson.com

LINKS ROAD TOOTING GRAVENEY



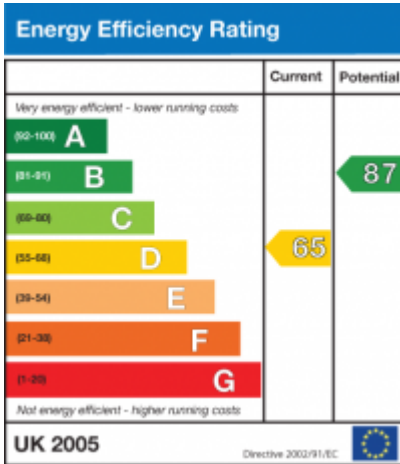
A beautifully presented, bright and characterful three bedroom terrace house for sale, located on one of Tootings popular residential street with easy access to both Tooting Broadway underground and Tooting City Thameslink stations.

This stylish home offers over 1000 sq ft of well proportioned accommodation along with a sunny, lawned private garden. The house is modern throughout and there is still a lot of opportunity for a new owner to add value and extend the property (STPP) with both rear extensions and a loft conversion.

The house is offered to market chain free.



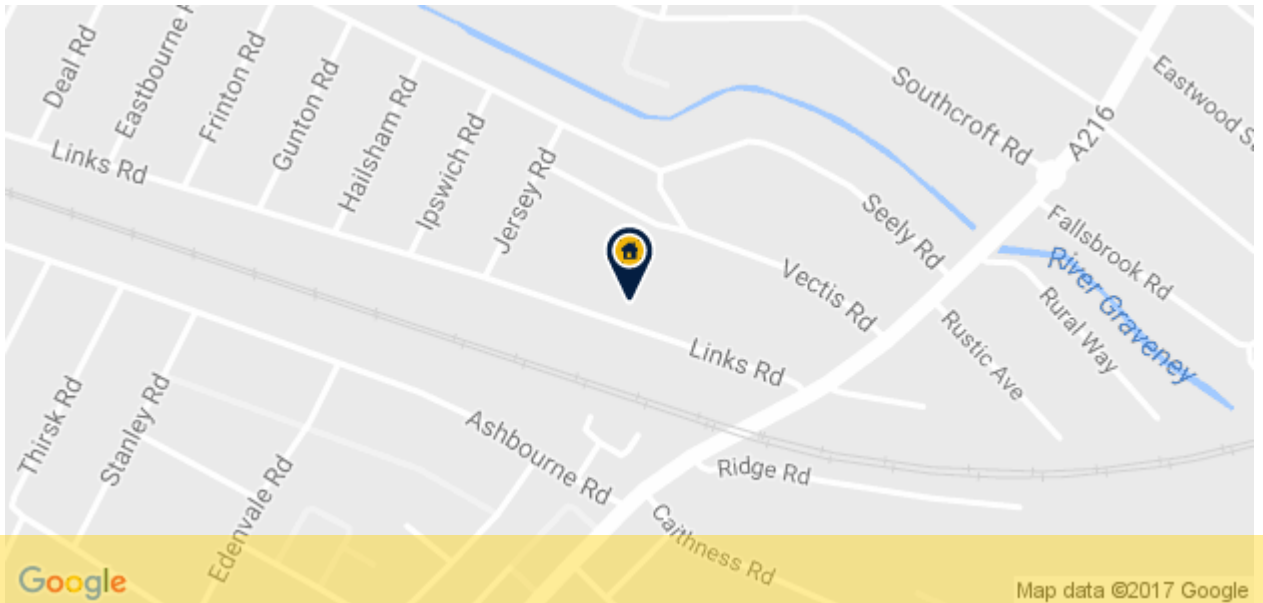
LINKS ROAD TOOTING GRAVENEY





Tooting Sales, 62 Tooting High Street, London SW17 0RN
T 020 8772 7200 E tootsales@ludlowthompson.com W www.ludlowthompson.com

LINKS ROAD TOOTING GRAVENEY



CALL 020 8772 7200

REF: 1669324

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 1669324

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.