



**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)

## ASHVALE ROAD TOOTING BROADWAY



**SOLD**

**REF: 2610702**

### **3 Bed, End of Terrace House, Private Garden**

Tooting Broadway - Chain Free - End of Terrace - Wandsworth Borough -

Double Fronted, end of terrace house situated in central Tooting Broadway. Within a moments walk of the Tube Station (Northern Line) and all the local bars, restaurants and cafes of Tooting High Street. With the flexibility to be used as either a 3 or 4 bedroom house, this would make a great family home or equally a great investment property (with almost a 5% rental yield). With the potential to add a loft conversion, this is truly a house with the potential to be grown into. Offered to the m... [continued below](#)

**Train/Tube** - Tooting Broadway, Tooting Bec, Tooting, Colliers Wood  
**Local Authority/Council Tax** - Wandsworth

**ludlow**thompson



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# ASHVALE ROAD TOOTING BROADWAY



Reception 1



Reception 1 angle 2



Reception 2



Reception 2 angle 2



Kitchen



Garden



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Garden angle 2



Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 3 - angle 2



Bathroom



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# ASHVALE ROAD TOOTING BROADWAY



External



# ASHVALE ROAD TOOTING BROADWAY



## Ashvale Road

Approximate Gross Internal Area = 1405 sq ft / 130.6 sq m

Shed = 79 sq ft / 7.3 sq m

Total = 1484 sq ft / 137.9 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

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.



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## ASHVALE ROAD TOOTING BROADWAY



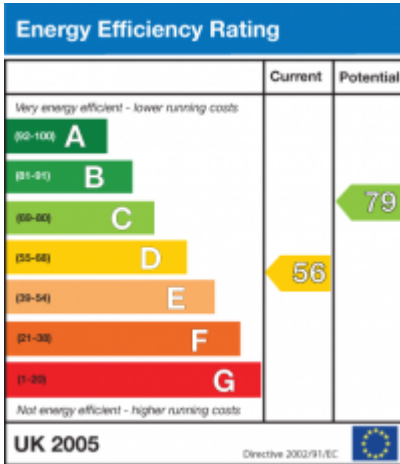
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Offered to the market chain free.

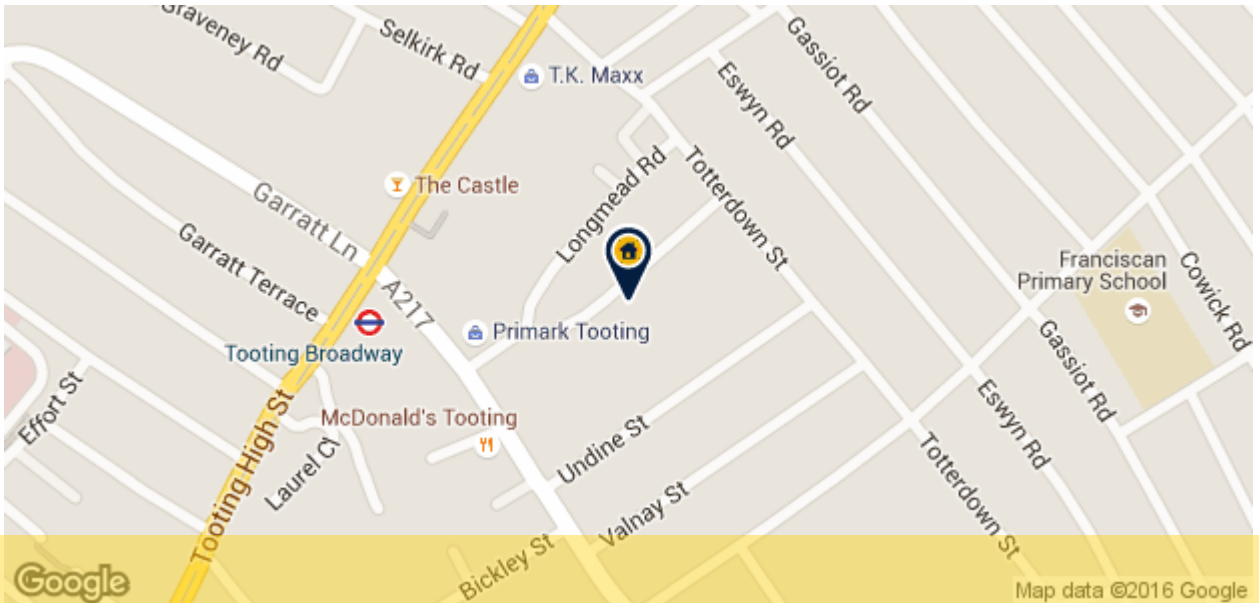


# ASHVALE ROAD TOOTING BROADWAY





## ASHVALE ROAD TOOTING BROADWAY



CALL 020 8772 7200

REF: 2610702

### 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 2610702

### 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.