



**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)

## ROSTELLA ROAD TOOTING TRIANGLE



**£650,000 FOR SALE**

**REF: 2793400**

### **2 Bed, Terraced House, Private Garden**

Victoria Conversion - Potential to Extend (STPP) - Semi Detached - Larger than Average Garden -

Semi Detached Victorian house is situated on a lovely part of the ever popular Rostella Road, a quiet residential street tucked away just behind St. Georges Hospital and just around ~10minute walk to the High Street and Tooting Broadway Underground (Northern Line.) The house has been renovated in the recent years and is beautifully presented. It features a bright front reception room; back generous kitchen/dining area leading onto the well sized garden; downstairs W.C; two large, two full width... [continued below](#)

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

**Local Authority/Council Tax** - Wandsworth

**ludlowthompson**



# ROSTELLA ROAD TOOTING TRIANGLE



Reception angle 2



Reception



Kitchen



Kitchen angle 2



Kitchen angle 3



Kitchen angle 4



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# ROSTELLA ROAD TOOTING TRIANGLE



Garden



Garden



W/C



Bedroom 1



Bedroom 1 angle 2



Bedroom 2



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# ROSTELLA ROAD TOOTING TRIANGLE



Bedroom 2 angle 2



Bathroom



Bedroom 2 angle 3



External



# ROSTELLA ROAD TOOTING TRIANGLE



**Rostella Road**  
Approximate Gross Internal Area = 839 sq ft / 78 sq m  
(Excluding Shed)

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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## ROSTELLA ROAD TOOTING TRIANGLE



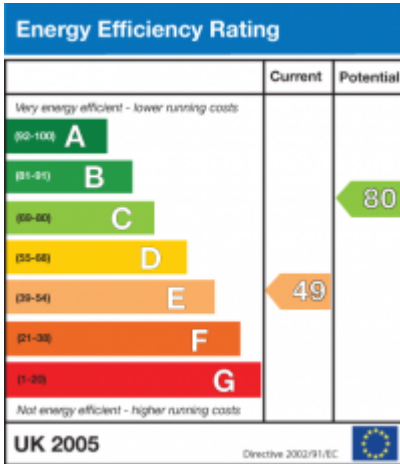
Semi Detached Victorian house is situated on a lovely part of the ever popular Rostella Road, a quiet residential street tucked away just behind St. Georges Hospital and just around ~10minute walk to the High Street and Tooting Broadway Underground (Northern Line.)

The house has been renovated in the recent years and is beautifully presented. It features a bright front reception room; back generous kitchen/dining area leading onto the well sized garden; downstairs W.C; two large, two full width double bedrooms, one with en suite and a separate family bathroom.

The home could easily be transformed with the ability to add a third floor via loft conversion and plenty of garden space to extend into creating the trendy large open plan kitchen/ entertaining space.



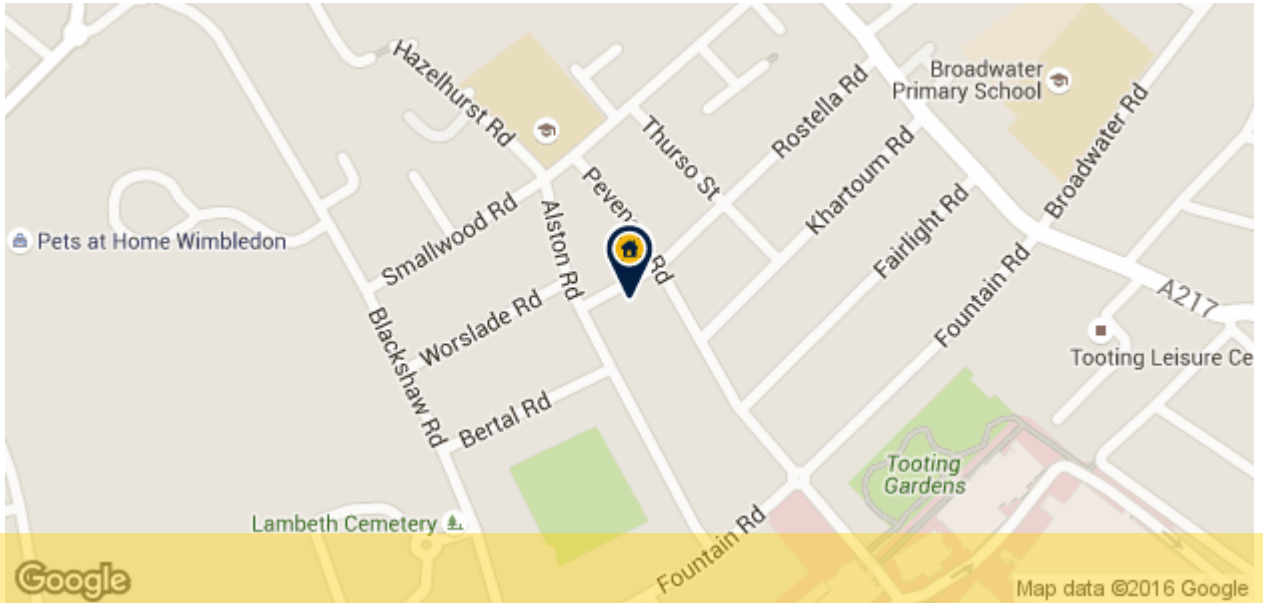
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## ROSTELLA ROAD TOOTING TRIANGLE



**CALL 020 8772 7200**

**REF: 2793400**

### **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 2793400**

### **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.