



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

ALSTON ROAD TOOTING TRIANGLE



SOLD

REF: 2831470

3 Bed, Period House, Private Garden

Glass Conservatory - Three Bedrooms - Surrounded By Transport Links - Period House - Private Garden - Storage Space

A beautiful two-storey, three-bedroom period house with a huge garden and a conservatory, within walking distance from Tooting Broadway tube. The ground floor comprises a large reception leading into a modern kitchen, which leads out to the stunning conservatory and garden. The second floor has three bedrooms and a bathroom. There is an extra WC on the ground floor. The property combines period and modern features, with a reception enriched with fitted wood cupboards and a fireplace with wood... [continued below](#)

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

Local Authority/Council Tax - Wandsworth

Tenure - Freehold

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Exterior



Garden



Kitchen



Reception



Conservatory



Bedroom 1



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Bedroom 1



Bedroom 2



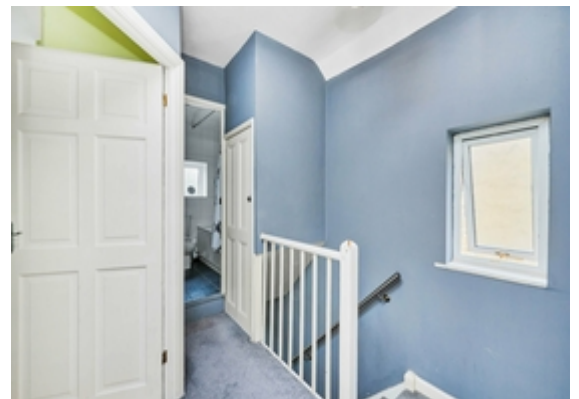
Bedroom 3



Garden



Reception



Hallway



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Alston Road
Approximate Gross Internal Area = 1030 sq ft / 95.7 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 3 sq ft / 0.3 sq m
Total = 1033 sq ft / 96 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.



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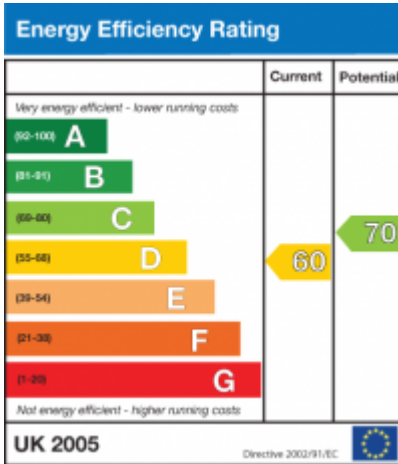
The property combines period and modern features, with a reception enriched with fitted wood cupboards and a fireplace with wood surround, and a modern kitchen with sleek white and red fitting. The Bedrooms are spacious and bright, also containing period details.

The main allure of this house lies in the conservatory, where you can happily enjoy the garden view, even when the weather is not ideal for the outdoors! The garden is large and provides the perfect haven for gardening lovers, or just an outdoors space where you can enjoy a summer barbeque with a glimpse of nature.

Located just a walk away from Tooting High St., where you can access pubs, restaurants and shops, among other amenities. Fountain Rec Park and Garden is only a 3 min walk from home, and Tooting Broadway tube (Northern) 0.6 mile, facilitating access into the City. St George's University of London is a short stroll away and Haydons Road Station (Thameslink) is also near by.



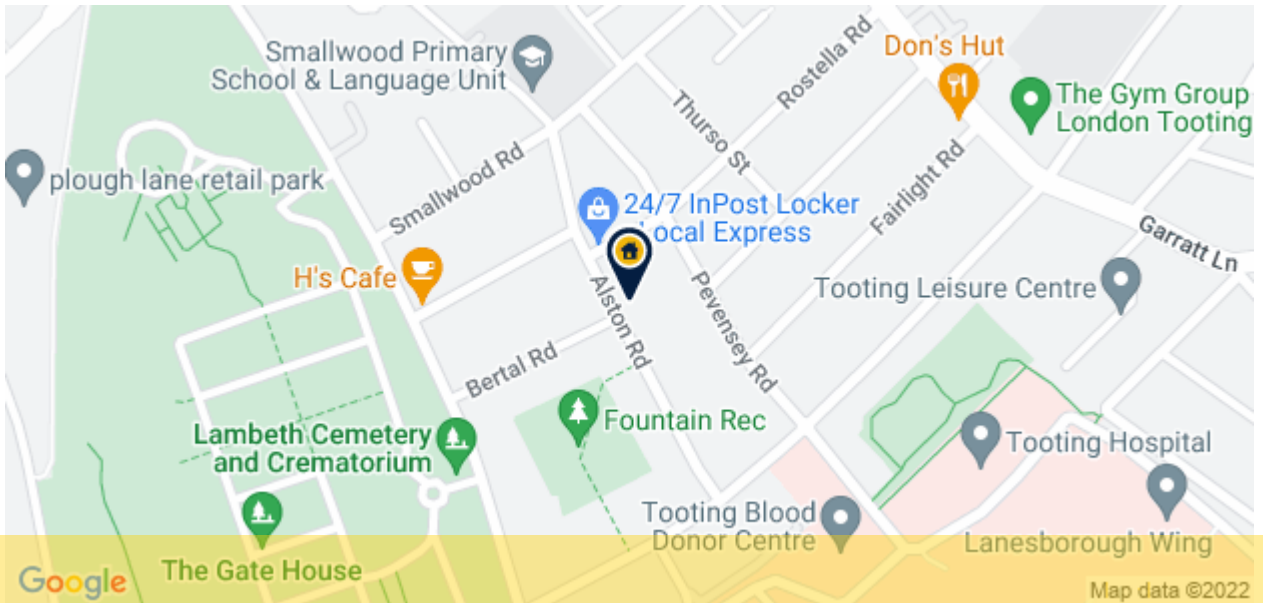
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When you want to view a property through us it helps to bear in mind the following:

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 2831470

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.