



**Tooting Sales**, 62 Tooting High Street, London SW17 0RN  
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## BLAKENHAM ROAD TOOTING BEC



**£599,950 FOR SALE**

**REF: 2834464**

### **2 Bed, Apartment, Private Garden, Permit Parking**

**Chain Free - Spacious and Bright - Storage Space - Ground Floor With Private Garden - Two Double Bedroom - Modern Finish**

A unique & stunning two double bedroom ground floor flat with a wide SW facing private garden & presented to the market chain free! Located minutes away from the famous Tooting Markets, high street and Tooting Broadway tube (Northern Line.) The property comprises two spacious double bedrooms, a large bright reception, a family bathroom and a sleek modern fitted kitchen, leading out to the gorgeous private garden. The garden is sunny and is the ideal outdoors space for gatherings, summer barbe... [continued below](#)

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

**Local Authority/Council Tax** - Wandsworth

**Tenure** - Leasehold

**ludlowthompson**



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# BLAKENHAM ROAD TOOTING BEC



Reception



Garden



Kitchen



Bathroom



Bedroom 1



Bedroom 1





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# BLAKENHAM ROAD TOOTING BEC



Bedroom 1



Bedroom 2



Bedroom 2



Exterior



Garden



Garden



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# BLAKENHAM ROAD TOOTING BEC



Kitchen



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**Blakenham Road**  
Approximate Gross Internal Area = 760 sq ft / 70.6 sq m  
(Excluding Reduced Headroom)  
Reduced Headroom = 4 sq ft / 0.4 sq m  
Total = 764 sq ft / 71 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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A unique & stunning two double bedroom ground floor flat with a wide SW facing private garden & presented to the market chain free! Located minutes away from the famous Tooting Markets, high street and Tooting Broadway tube (Northern Line.)

The property comprises two spacious double bedrooms, a large bright reception, a family bathroom and a sleek modern fitted kitchen, leading out to the gorgeous private garden. The garden is sunny and is the ideal outdoors space for gatherings, summer barbeques or simply enjoying your afternoon tea outside! The apartment includes plenty of built in storage space in the reception and bedrooms, and enjoys a generous inflow of natural light particularly in the double aspect master bedroom.

Situated in a lively, well connected area, just a 3 minute walk from Tooting Market, a 7 min walk to Tooting Broadway (Northern) and 1 mile from Tooting Commons Park and Garden.

## Tenure Details

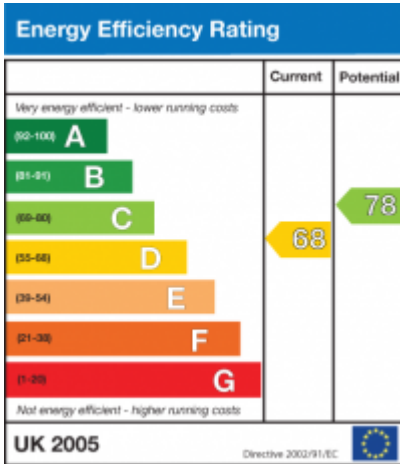
Tenure - Leasehold

Lease Length - years

Ground Rent - £50 per year



# BLAKENHAM ROAD TOOTING BEC





## BLAKENHAM ROAD TOOTING BEC



CALL 020 8772 7200

REF: 2834464

### 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 Toothing Sales Office quoting 2834464

### 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.