



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

ROWFANT ROAD TOOTING BEC



£499,950 FOR SALE

REF: 2843440

1 Bed, Apartment

One Bedroom - Chain Free - Surrounded By Local amenities - Split Level - Modern Open-Plan Kitchen / Reception - Surrounded By Transport Links

An opportunity to acquire a gorgeous, unique, split level, one bedroom apartment on Rowfant Road. The property is spacious, surrounded by local amenities and transport links, includes amply Eaves storage on both floors, and on the market chain free! Ideal for young professionals. It comprises a spacious double bedroom and a bathroom on the raised first floor; and a large, modern, fully fitted kitchen with a stylish raised reception on the second floor. The apartment boasts a gorgeous modern f... **continued below**

Train/Tube - Balham, Wandsworth Common, Clapham South, Tooting Broadway

Local Authority/Council Tax - Wandsworth

Tenure - Freehold

ludlowthompson



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

ROWFANT ROAD TOOTING BEC



Reception



Reception



Reception / Kitchen



Bedroom



Reception / Kitchen



Reception / Kitchen



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

ROWFANT ROAD TOOTING BEC



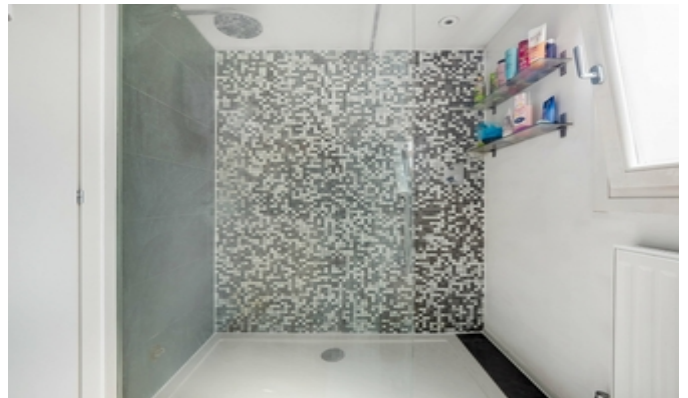
Kitchen



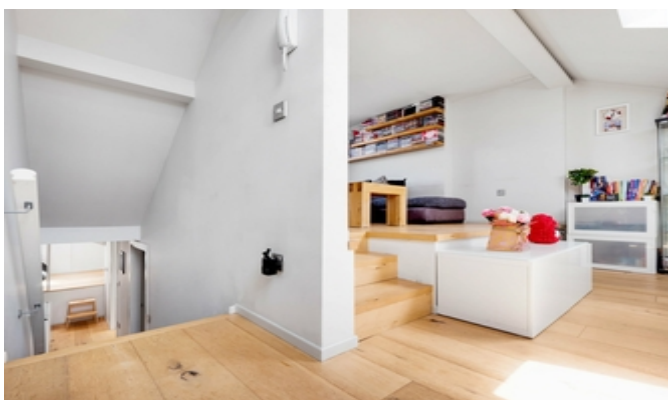
Bedroom



Bathroom



Bathroom



Reception



Exterior



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

ROWFANT ROAD TOOTING BEC



Mezzanine Area



ROWFANT ROAD TOOTING BEC



Rowfant Road

Approximate Gross Internal Area = 592 sq ft / 54.9 sq m

(Excluding Reduced Headroom / Eaves)

Reduced Headroom / Eaves = 184 sq ft / 17.1 sq m

Total = 776 sq ft / 72 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.



ROWFANT ROAD TOOTING BEC



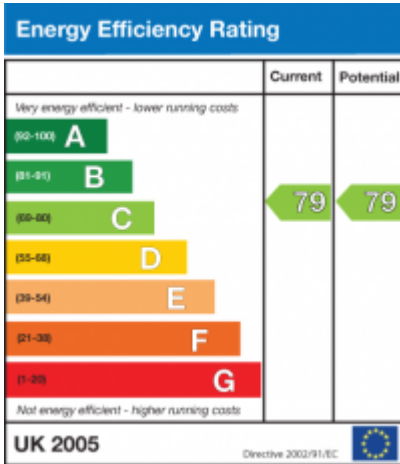
An opportunity to acquire a gorgeous, unique, split level, one bedroom apartment on Rowfant Road. The property is spacious, surrounded by local amenities and transport links, includes amply Eaves storage on both floors, and on the market chain free! Ideal for young professionals.

It comprises a spacious double bedroom and a bathroom on the raised first floor; and a large, modern, fully fitted kitchen with a stylish raised reception on the second floor. The apartment boasts a gorgeous modern finish.

Located on a warm, friendly residential road, just a 2 minute walk from Balham High Road and 8 minute walk to Trinity Road, here you can find various amenities, including restaurants, gastropubs, shops and more. Balham station is a short 0.4 mile away (Northern / Southern rail) and Tooting Bec tube station is 0.5 mile (Northern), making commute into the City easy and convenient. Near by is also Wandsworth Common.



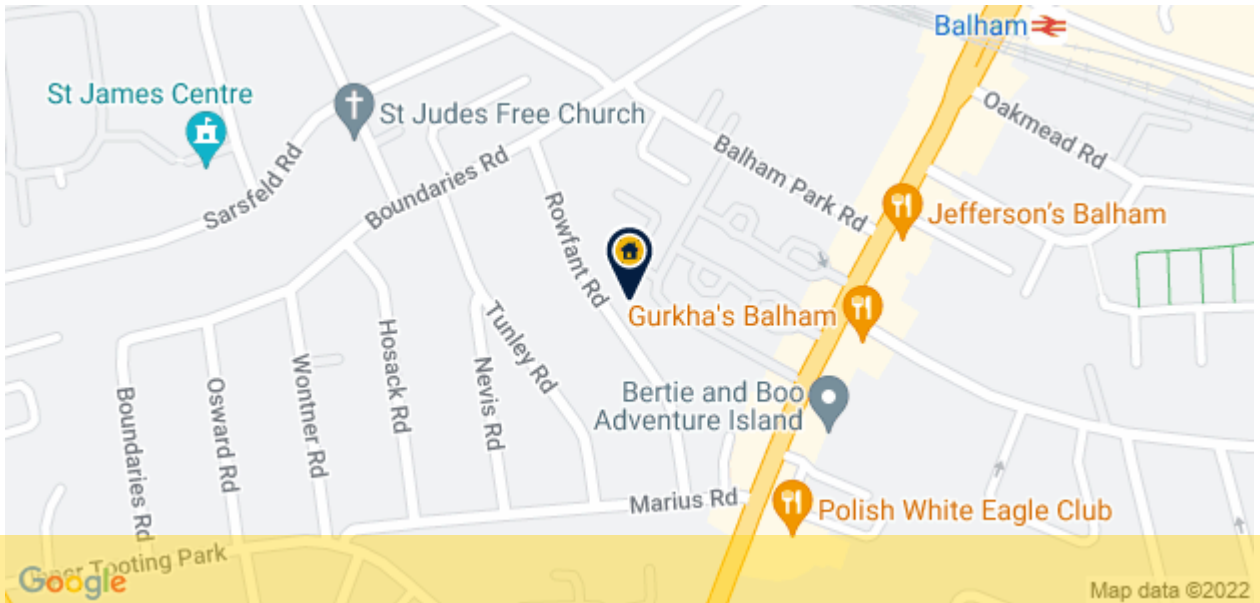
ROWFANT ROAD TOOTING BEC





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

ROWFANT ROAD TOOTING BEC



CALL 020 8772 7200

REF: 2843440

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 2843440

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.