



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

FAIRLIGHT ROAD TOOTING TRIANGLE



SOLD

REF: 492602

2 Bed, Terraced House, Private Garden, Permit Parking

Southerly Private Garden - Flexible 2/3 bedroom layout - Lovely Residential Road - Short Walk From Tooting Broadway Underground - Potential form Loft & Rear Conversion

Period House In Heart Of Tooting Broadway with Southerly Garden. In need of some renovation work. Two bedroom 910 sq ft period house with front and rear private gardens and on-street parking available. Comprising a spacious, light reception on the ground floor, currently used as a third bedroom, and a large dining room, which flows into a generous, fully-fitted kitchen, leading out to the gorgeous rear garden. The first floor contains a large main bedroom, a second double bedroom and a family... [continued below](#)

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

Local Authority/Council Tax - Wandsworth

Tenure - Freehold

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Lounge / Kitchen



Kitchen



Garden



Reception / 3rd Bedroom



Reception / 3rd Bedroom



Kitchen



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Garden



Main Bedroom



Main Bedroom



Bathroom



Bedroom 2



Exterior



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Fairlight Road

Approximate Gross Internal Area = 910 sq ft / 84.5 sq m

(Excluding Reduced Headroom)

Reduced Headroom = 8 sq ft / 0.8 sq m

Total = 918 sq ft / 85.3 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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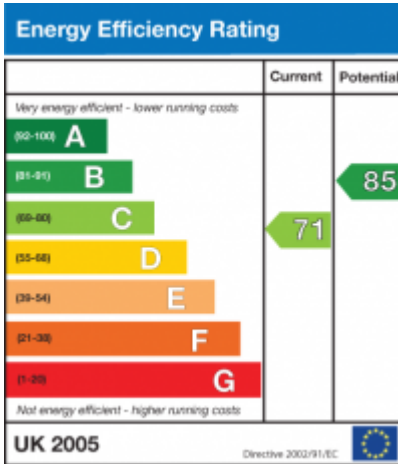
Two bedroom 910 sq ft period house with front and rear private gardens and on-street parking available. Comprising a spacious, light reception on the ground floor, currently used as a third bedroom, and a large dining room, which flows into a generous, fully-fitted kitchen, leading out to the gorgeous rear garden. The first floor contains a large main bedroom, a second double bedroom and a family bathroom. The garden provides the perfect, private outdoors space. The property boasts wonderful large windows letting in so much natural light, and includes generous storage in the dining room and kitchen, and on the top floor as well.

With the potential to add both a rear and loft extension (STPP.)

Conveniently located within a short stroll from Tooting Broadway tube (Northern), St George's University of London, Tooting Market, and the wide plethora of amenities on Tooting High Street and Mitcham Road. Cherry Red Records Stadium, Garratt Park, Wandle Meadow Nature Park and Haydons Road BR station (Thameslink) are also within walking distance.



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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 492602

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.