



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

VANT ROAD TOOTING BEC



SOLD

REF: 653624

1 Bed, Terraced Apartment, Private Garden

Private Garden - Modern Finish - Chain Free - Ground Floor Victorian Maisonette - Open-Plan Kitchen/ Reception - Close To Northern Line

A delightful, modern, one-bedroom, ground floor terraced apartment, with a private garden, in a great location! Chain Free. It comprises a reception, one double bedroom, a large open-plan kitchen / dining room leading out to the gorgeous garden - perfect for gardening lovers or summer barbeques, a bathroom and storage. The reception is bright and airy, with a beautiful bay window overlooking beautiful views, and the bedroom is generously sized! The kitchen and bathroom have a fantastic modern ... [continued below](#)

Train/Tube - Tooting Bec, Tooting Broadway, Tooting, Colliers Wood
Local Authority/Council Tax - Wandsworth

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Kitchen / Dining



Garden



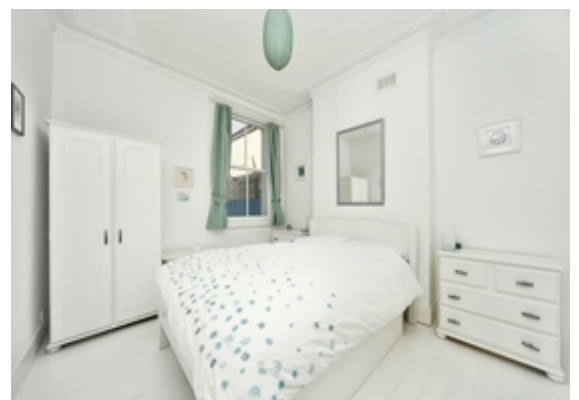
Reception



Hallway



Hallway



Bedroom



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Bedroom



Bathroom



Kitchen / Dining



Exterior



Exterior



Garden



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Vant Road London, SW17
Approx. Gross Internal Area = 57.0sqm / 613.5sqft



Ground Floor



Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE

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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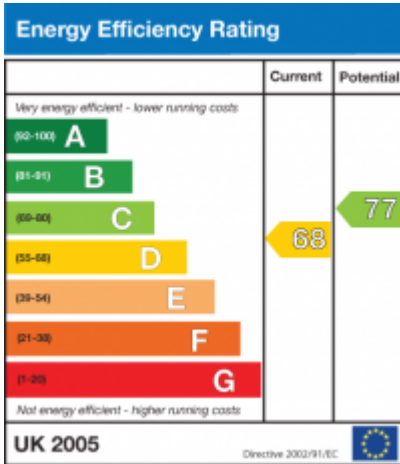
The apartment is cosy and gets flooded with natural light!

Joint share of freehold with flat above and 999 year lease

Situated in a well connected area, with Tooting Broadway Tube (Northern) just 0.4 miles away and Tooting station (Thameslink) 0.5 miles away. It is just off Mitcham Rd, which has various eateries, pubs, shops and many other amenities. Within walking distance you can also find Tooting Commons Park and Garden and Tooting Market.



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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 653624

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.