



**Tooting Lettings**, 62 Tooting High Street, London SW17 0RN  
T 020 8682 1234 E [tootlet@ludlowthompson.com](mailto:tootlet@ludlowthompson.com) W [www.ludlowthompson.com](http://www.ludlowthompson.com)

## KIPLING DRIVE SOUTH WIMBLEDON



**LET**

**REF: 76659**

### **1 Bed, Apartment, Communal Garden**

Very spacious one bed - New kitchen - Available soon - Very close to the northern line - One allocated space - New bathroom

LudlowThompson are proud to bring you this stunning one bedroom apartment within easy walk of the northern line and in a very safe location. It is ideal for a professional person or couple and has a large sitting room. The kitchen is 12 months old and the bathroom is even less than a year old. It is in perfect condition and will go within the first few viewings.

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



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Kitchen (Other view)



Bathroom



Shower view of bathroom



Bedroom



Sitting room



Second view of sitting room



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Kitchen (Other view)

Bathroom

Shower view of bathroom

Bedroom

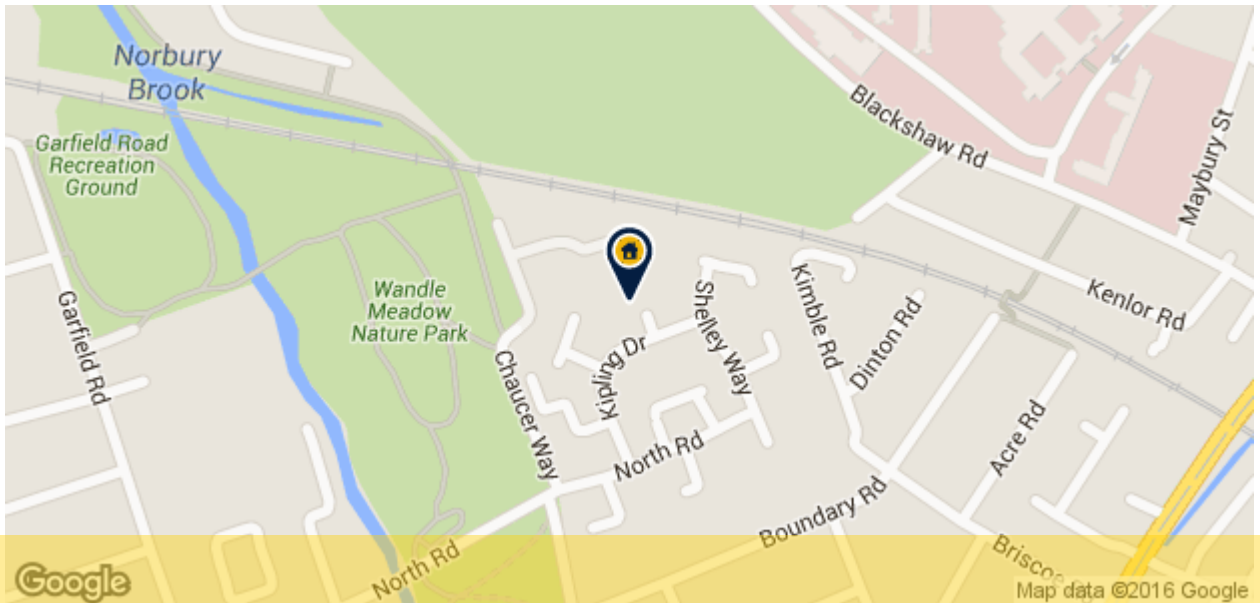
Sitting room

Second view of sitting room



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CALL 020 8682 1234

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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 landlord will give us specific times only convenient to them. We do advise landlords that if they are serious about letting 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 Lettings Office quoting 76659

### DISCLAIMER

VIEWING: strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the landlord.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/landlord accept no responsibility for any error they may contain however caused. Any renter 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 landlord. Photographs may depict items which are not included in the let. Consult a solicitor on aspects relating to tenure/property details.