



**Tooting Sales**, 62 Tooting High Street, London SW17 0RN  
T 020 8772 7200 E [tootsales@ludlowthompson.com](mailto:tootsales@ludlowthompson.com) W [www.ludlowthompson.com](http://www.ludlowthompson.com)

## UPPER TOOTING ROAD TOOTING BEC



**£625,000 FOR SALE**

**REF: 835552**

### **2 Bed, Town Apartment, Private Garden**

**Huge Private Garden - Two Double Bedrooms - Northern Line - New Build (with 10 Year New Build Warranty) - Entertaining Space - Chain Free**

**Brand New Build Two Double Bed with Large Private Sunny Garden. ~800sqft. 10 Year Warranty. This fantastic apartment is a brand new build throughout and comes hand in hand with the all important New Build Warranty Certificates. Set in a plot just adjacent to an existing modern residential development. Having been finished to a high standard both inside and out, this would make the ultimate entertaining property with its open plan layout leading seamlessly via the full width bi-fold doors onto ... [continued below](#)**

**Train/Tube - Tooting Broadway, Tooting Bec, Wandsworth Common, Balham**

**Local Authority/Council Tax - Wandsworth**

**Tenure - Freehold**

**ludlowthompson**



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Open Plan Living



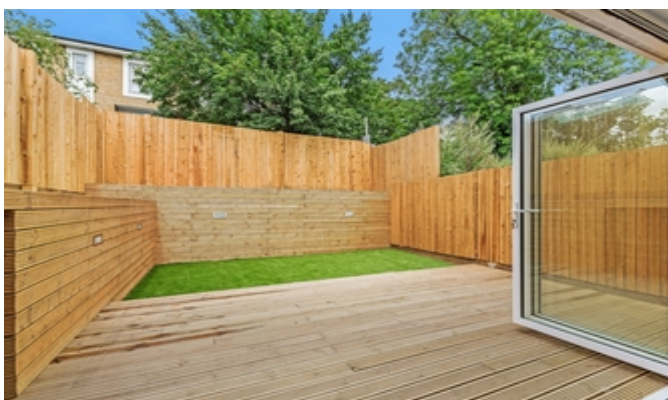
Kitchen



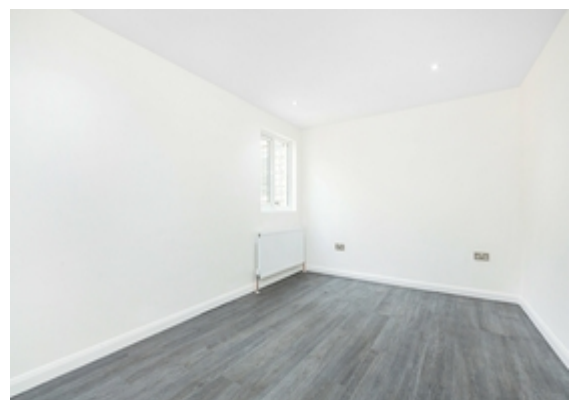
Bathroom



Bathroom



Garden



Bedroom 1



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Bedroom 1



Bedroom 2



Bedroom 2



Entrance Way



# UPPER TOOTING ROAD TOOTING BEC



## Upper Tooting Road

Approximate Gross Internal Area = 799 sq ft / 74.2 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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Brand New Build Two Double Bed with Large Private Sunny Garden. ~800sqft. 10 Year Warranty.

This fantastic apartment is a brand new build throughout and comes hand in hand with the all important New Build Warranty Certificates. Set in a plot just adjacent to an existing modern residential development. Having been finished to a high standard both inside and out, this would make the ultimate entertaining property with its open plan layout leading seamlessly via the full width bi-fold doors onto the stunning and very private garden area.

The property benefits from two large double bedrooms, and a stunning contemporary bathroom with all modern fixtures. There is beautiful engineered flooring throughout, with under floor heating.

Set in the heart of the ever popular Tooting Bec, the front door to the building is ideally set on Upper Tooting Road itself,, meaning it is moments walk from Bec underground (Northern Line.) and the incredible array of shops, bars and restaurants along with famous Tooting Markets on offer locally.

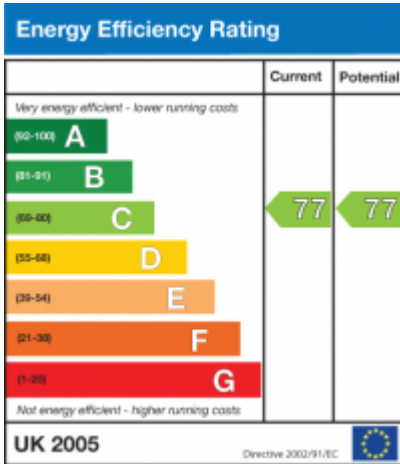
The flat itself is set to the rear of the building, away from the hustle of the vibrant high street and is incredible quiet and peaceful both inside and in the private garden space.

The upstairs flat is also being renovated at the same time and the communal areas are to be completely finished to an equally high standard.

Offered to the market chain free. A flat in this location, with two double bedrooms and boasting such a stand out garden is not likely to stay on the market long so please do contact us to book in a viewing right away.



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**CALL 020 8772 7200**

**REF: 835552**

### **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 835552**

### **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.