



Alston Road, London SW17 0TR

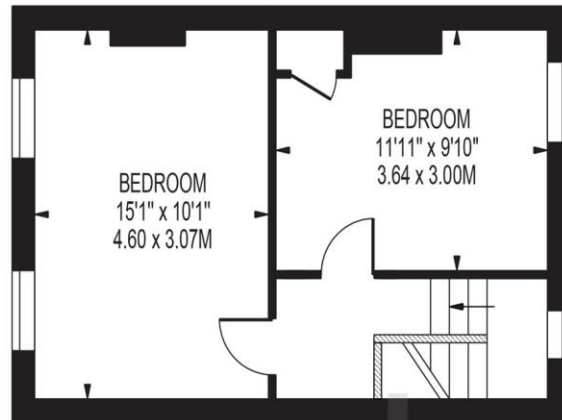
Welcome to **Alston Road, London**

A beautifully presented two-bedroom mid terraced house set on a quiet residential road within the Tooting Broadway area. This attractive period property elegantly combines some original character features with some smart, contemporary fittings and accommodation specifically comprises two double bedrooms, generous reception, spacious kitchen, recently decorated bathroom suite and sunny, south facing garden. This property could fully extend both to the rear and in the loft, subject to usual permissions and has a front garden. Alston Road is conveniently situated within the heart of Tooting, a short walk from Tooting Broadway Tube (Northern Line) and Earlsfield BR offering excellent links to the city. Alston Road is also very popular for proximity to St Georges Hospital. Early internal inspection is recommended to avoid disappointment.

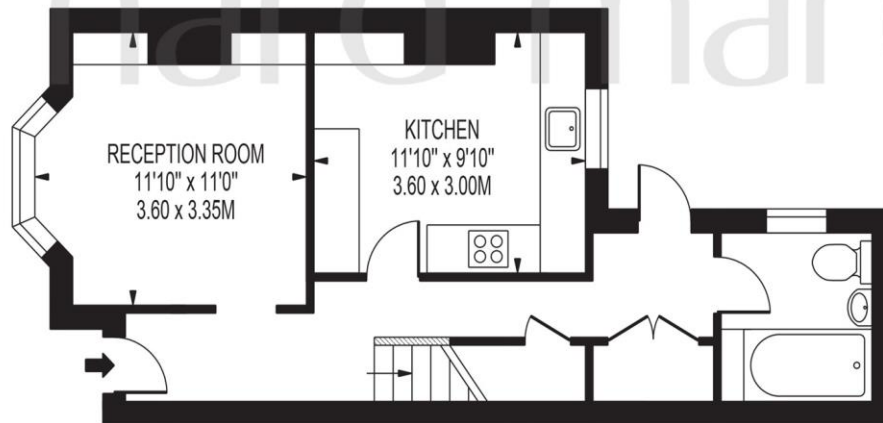


ALSTON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 758 SQ FT - 70.45 SQ M



FIRST FLOOR



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Welcome to

Alston Road, London

- 2 bed period houses
- Large private garden
- Potential to extend in the loft and at the rear STPP
- Proximity to St Georges Hospital
- Walking distance to Tooting Broadway Northern Line and Earlsfield Overground

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers in excess of

£600,000



view this property online barnardmarcus.co.uk/Property/TTG108949



Property Ref:
TTG108949 - 0027

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the
postcode not the actual property