



ASHDOWN WAY, SW17  
**£450,000 LEASEHOLD**

## TWO BEDROOM SECOND FLOOR APARTMENT CLOSE TO BALHAM TRAIN STATION

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## DESCRIPTION:

This bright and well-maintained two-bedroom apartment is situated on the top floor and features a spacious open-plan kitchen and reception area. The reception space boasts wood-effect laminate flooring and double-glazed windows, allowing for plenty of natural light. The contemporary kitchen is thoughtfully designed with wall and base units, a breakfast bar, and a double-glazed window.

The carpeted master bedroom benefits from built-in wardrobes and large double-glazed windows, while the second bedroom, also carpeted, includes a handy storage cupboard and a double-glazed window. The apartment also offers convenient loft storage, providing additional space for belongings. The bathroom is stylish and fully tiled, featuring both a bathtub and a separate shower cubicle, along with modern fixtures throughout.

Additionally, the property comes with an allocated parking space, adding further convenience to this well-presented home.

Ashdown Way in SW17 is a quiet residential street located in the heart of Tooting, South West London. The area benefits from excellent transport links, with Tooting Bec and Tooting Broadway Underground stations (Northern Line) both within easy walking distance, offering direct routes into Central London. A number of bus routes also serve the area, providing connections to Clapham, Wimbledon, and beyond. Local amenities are plentiful, with nearby Tooting High Street offering a vibrant mix of independent shops, supermarkets, cafés, and the popular Tooting Market.

Residents also enjoy close proximity to green spaces such as Tooting Bec Common, which offers sports facilities, walking paths, and a historic lido. The combination of convenience, connectivity, and community feel makes Ashdown Way a sought-after spot in SW17.

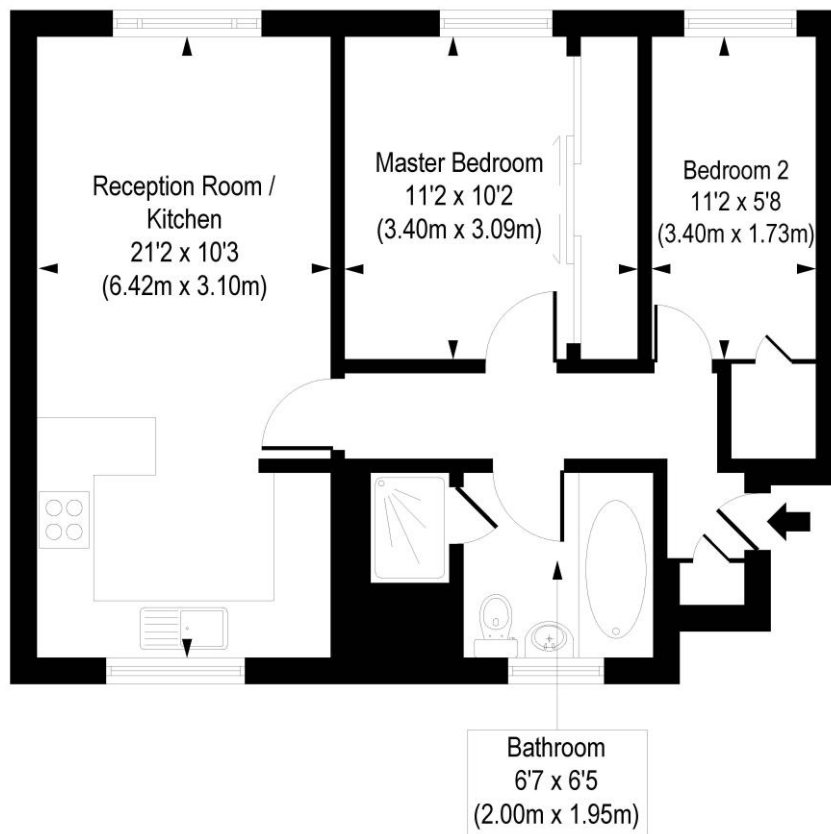
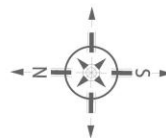
Wandsworth Council Tax Band: D





## Ashdown Way, SW17

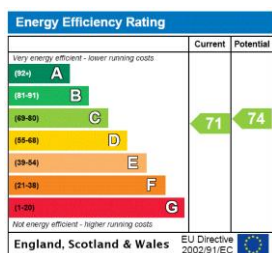
Approx. Gross Internal Floor Area 557 sq. ft / 51.72 sq. m



Second Floor

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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**Tenure:** Leasehold

**Term:** TBC 0 year and 0 months

**Service Charge:** TBC £0 per annum

**Ground Rent:** TBC £0 Annually (subject to increase)

**Council Tax Band:** D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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