



ASHBOURNE ROAD, CR4
£375,000 LEASEHOLD

A TWO DOUBLE BEDROOM PURPOSE BUILT MAISONETTE

Tooting | 020 8767 5221 | tooting@winkworth.co.uk

Winkworth

for every step...

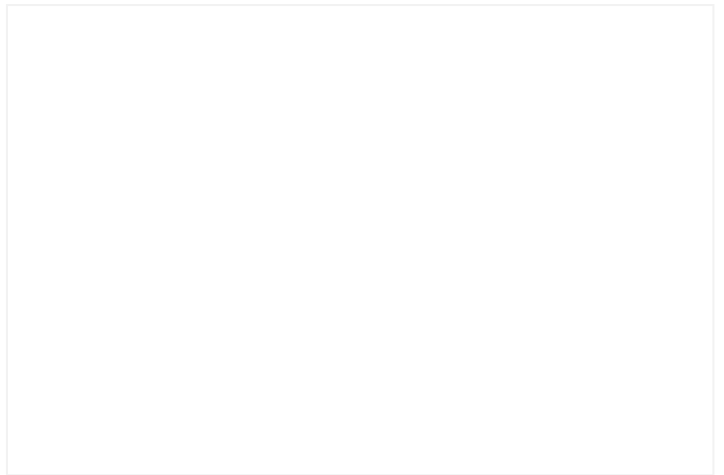
winkworth.co.uk



DESCRIPTION:

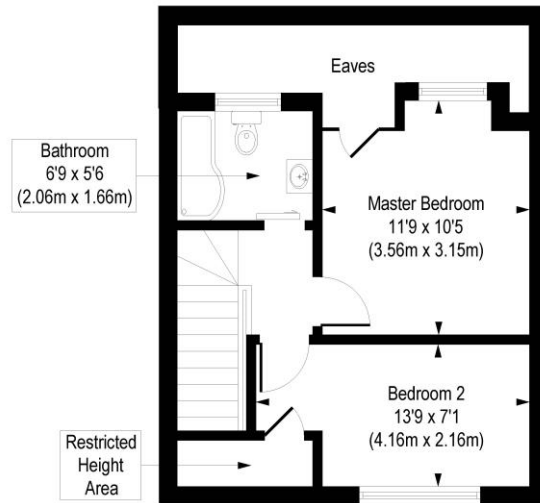
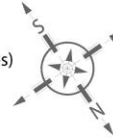
Nestled within a welcoming cul-de-sac, this meticulously designed two-bedroom maisonette boasts a charming ambience. As you enter you are welcomed by a luminous reception room and a well-appointed kitchen. Ascend to the upper floor to discover two generously sized double bedrooms and a contemporary bathroom, all bathed in natural light. This property also benefits from access to a rear communal garden and off-street designated parking.

Positioned on Ashbourne Road, a serene residential enclave, this property enjoys proximity to the bustling thoroughfares of Mitcham Road and Tooting Broadway, offering an array of dining and leisure options. Commuting is effortless with Tooting Overground Station just a short distance away, while Tooting Broadway Underground Station provides swift access to the Northern Line, facilitating easy journeys to the heart of London.

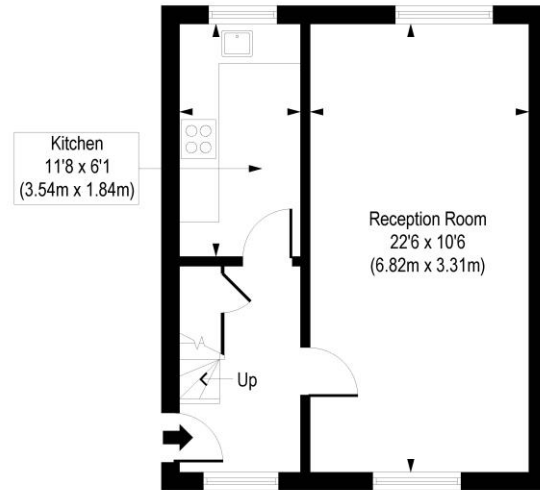


Ashbourne Road, CR4

Approx. Gross Internal Floor Area 792 sq. ft / 73.57 sq. m (Including Restricted Height Area & Eaves)



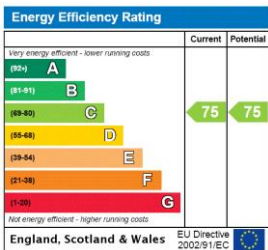
Second Floor
Gross Internal
Floor Area 402 sq ft



First Floor
Gross Internal
Floor Area 390 sq ft

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.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Tooting | 020 8767 5221 | tooting@winkworth.co.uk

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.