



ASHDOWN WAY, LONDON, SW17

Carter Jonas



# ASHDOWN WAY, LONDON, SW17

A rare opportunity to purchase a one bedroom freehold house tucked away in a peaceful private close, yet within easy walking distance of central Balham, Wandsworth Common, and excellent transport links.

The property offers well balanced accommodation, including a generous double bedroom with built in wardrobes, a bright open plan kitchen/reception room, and a bathroom. Further benefits include allocated off street parking and no onward chain. Residents enjoy the quiet, secluded setting of Ashdown Way, while still being moments from the shops, cafés, restaurants and amenities of Balham, as well as the open green spaces of both Wandsworth and Tooting Commons.

Balham Station (Northern Line and National Rail services to Victoria) is just 0.4 miles away, making this an ideal home for first time buyers, downsizers, or investors.

## Key Features

- Freehold one bedroom house
- Spacious double bedroom with built in wardrobe
- Bright open plan kitchen/reception room
- Bathroom
- Allocated off street parking space
- Quiet private close
- Service charge for the close: £129 per year
- Chain free
- Easy access to Balham's shops, cafés and amenities
- Close to Wandsworth Common and Tooting Common
- Excellent transport links at Balham Station (Northern Line & National Rail)

## Location

Ashdown Way is a small private development off Marius Road, perfectly positioned for Balham Town Centre and its vibrant mix of amenities. Wandsworth Common and Tooting Common are both within easy reach, offering fantastic outdoor space.

**TENURE** Freehold

**LOCAL AUTHORITY** London Borough of Wandsworth

**EPC BAND** C

**A FANTASTIC OPPORTUNITY TO BUY A ONE-BEDROOM FREEHOLD HOUSE IN A QUIET PEACEFUL SETTING YET IS WALKING DISTANCE TO BOTH CENTRAL BALHAM, AND WANDSWORTH COMMON.**



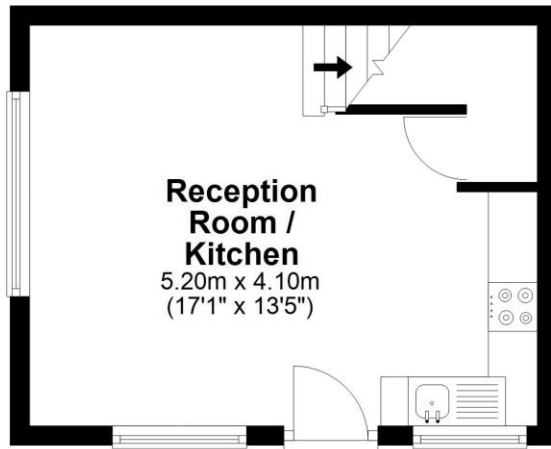






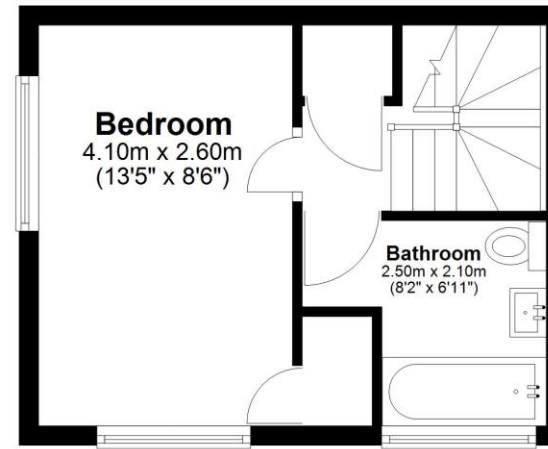
## Ground Floor

Approx. 21.3 sq. metres (229.5 sq. feet)



## First Floor

Approx. 21.3 sq. metres (229.5 sq. feet)



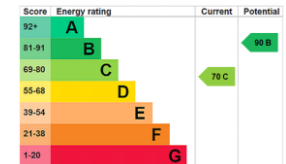
Total area: approx. 42.6 sq. metres (459.0 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines

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## Ashdown Road



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