

Ribblesdale Road, Tooting SW16

Tenure: Freehold Borough: Wandsworth

£795,000

- Spacious three bedroom family house
- No chain



A well-presented terrace house located a short walk from Tooting station. All rooms are spacious and light. Tooting Broadway is on the Northern line and also within a walkable distance where you will find the shops bars and restaurants of Tooting High Street. There is no ongoing chain.

Ribblesdale Road

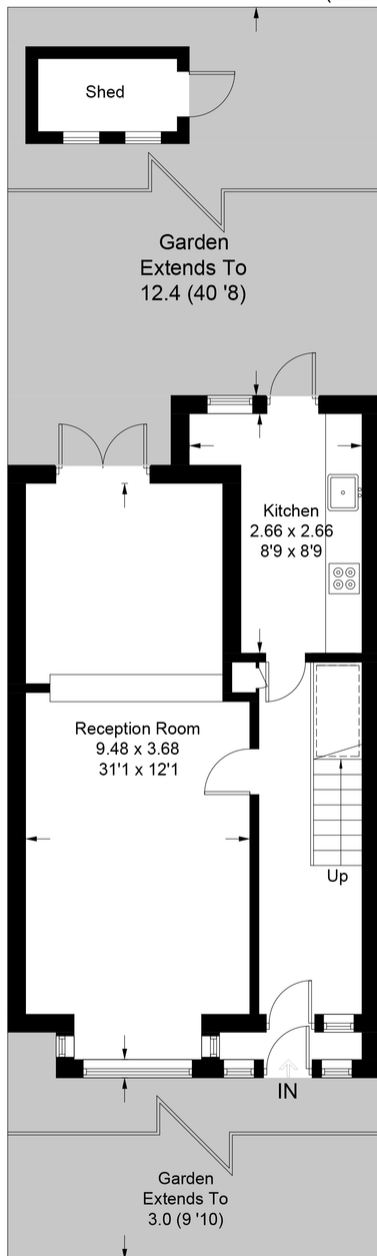
Approximate Gross Internal Area = 108 sq m / 1162 sq ft

(Excluding Reduced Headroom)

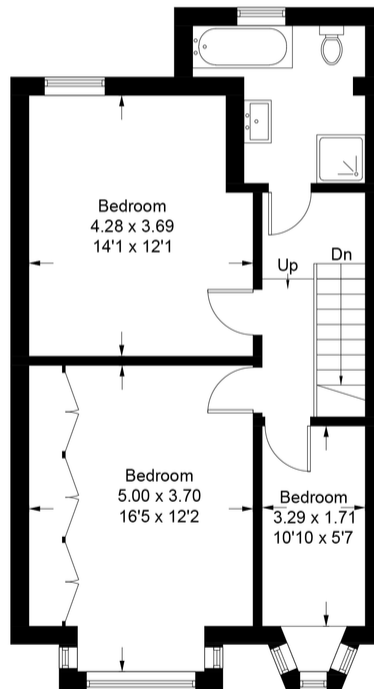
Reduced Headroom = 1.3 sq m / 14 sq ft

Total = 109.3 sq m / 1176 sq ft

(Excluding Shed)



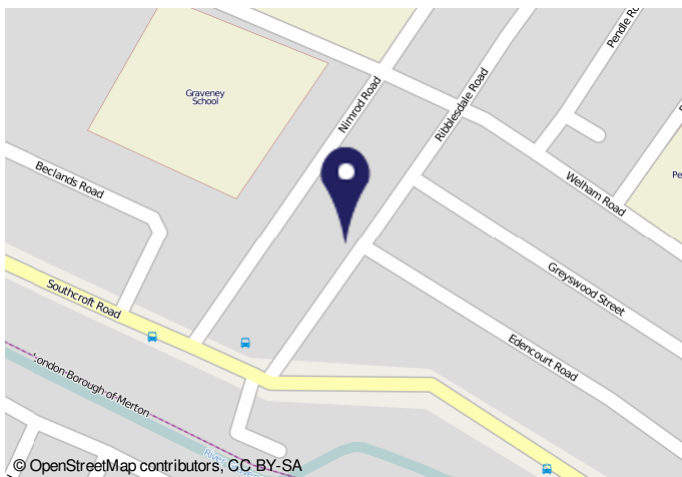
= Reduced headroom below 1.5m / 5'0



Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID741908)



Energy performance certificate (EPC)



Property type
Mid-terrace house

Total floor area
106 square metres

Rules on letting this property
Properties can be let if they have an energy rating from A to E.
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords](#) on the landlord and tenant website [http://www.landlordandtenant.org.uk/landlord-and-tenant-website](#).

Energy efficiency rating for this property
This property's current energy rating is E. It has the potential to be C.
[See how to improve this property's energy performance.](#)

Important Notice
In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.