

Ashdown Way, SW17 | £325,000

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# In General

- One Bedroom
- Private off street parking For One Car
- Recent modernisation

# In Detail

A beautifully presented, newly renovated one-bedroom ground floor apartment with allocated parking, ideally situated in a quiet residential cul-de-sac between Balham and Tooting Bec.

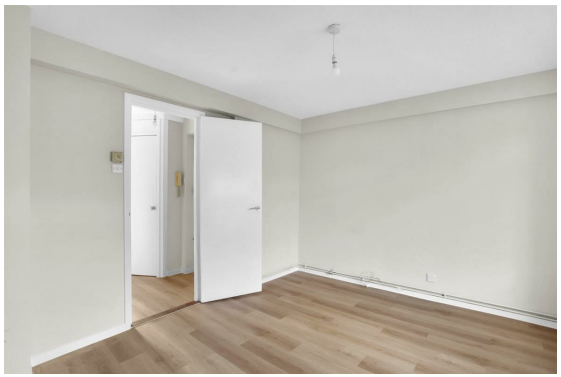
The apartment comprises a light and bright spacious reception room, a separate modern fitted kitchen, a generous double bedroom and a contemporary bathroom. Further benefits include an allocated off-street parking space for one car.

Ashdown Way is ideally located between Balham and Tooting Bec, offers vibrant local life. Balham High Road and Bellevue Road are both within easy walking distance, providing an excellent selection of independent cafés, restaurants, bars, boutiques and everyday conveniences.

For those who enjoy the outdoors, both Tooting Bec Common and Wandsworth Common are nearby, offering extensive green open spaces ideal for walking, running, sports and leisure activities.

The property is also exceptionally well connected, with Balham and Tooting Bec stations close by. Balham provides both Northern Line Underground services and National Rail connections, while Tooting Bec offers further Northern Line access, providing convenient links into Central London and beyond.

EPC: D | Council Tax Band: C | Lease 146 Years Remaining | SC: £1,200pa | GR: Peppercorn | BI: Included in SC





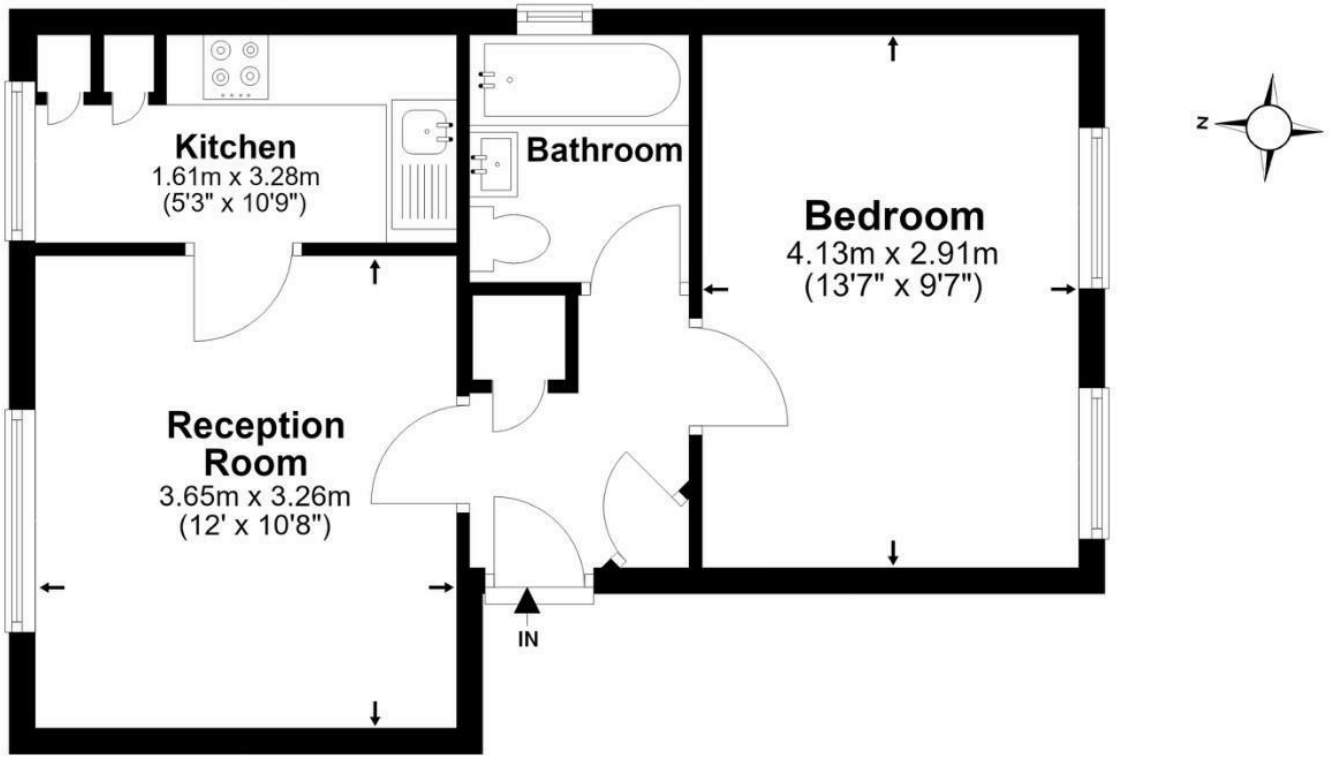

# Floorplan

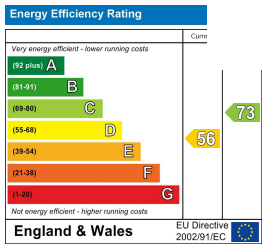
**Ashdown Way, SW17**
Total* = 37.4 sq. m / 402.2 sq. ft
Ground Floor = 37.4 sq. m / 402.2 sq. ft
[ ] = Reduced head room below 1.5m

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## Ground Floor

Approx. 37.4 sq. metres (402.2 sq. feet)




*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.

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