

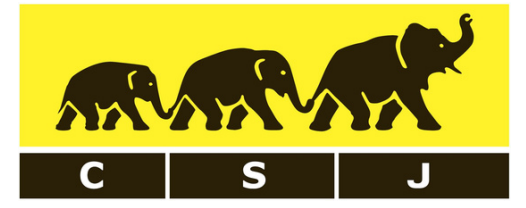


# Broadway House Tooting SW17

A selection of brand new apartments due for completion December 2022







## Introducing Broadway House

A collection of 1 and 2 bedroom brand new apartments located just 0.3 miles to both Underground & Overground Stations

## The Developers

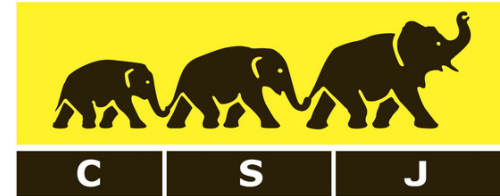
The development is to be completed by a local developer

The team have many years of experience and have delivered over 20 projects in South West London and surrounding areas

Their shared passion for property and desire to deliver exceptional homes produces an end result that home buyers fall in love with







## The Location

Tooting is a vibrant South London hotspot with its mix of famous curry houses, independent boutique stores, coffee shops, bars, restaurants and a number of high street retailers

## The Transport Links

**Underground:** Tooting Broadway station is 0.3 miles away and offers Northern Line services

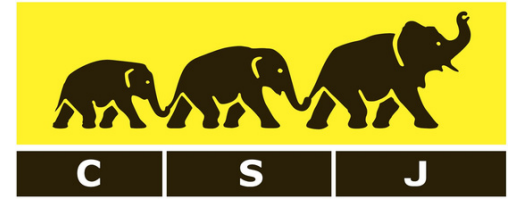
**Overground:** Tooting Rail Station is 0.4 miles and offers Thameslink services

**Busses:** A number of routes service the location and are on the doorstep of Broadway House including 44 (Victoria), 57 (Kingston), 77 (Waterloo), 333 (Elephant & Castle) and 355 (Brixton) – Nightbus N44

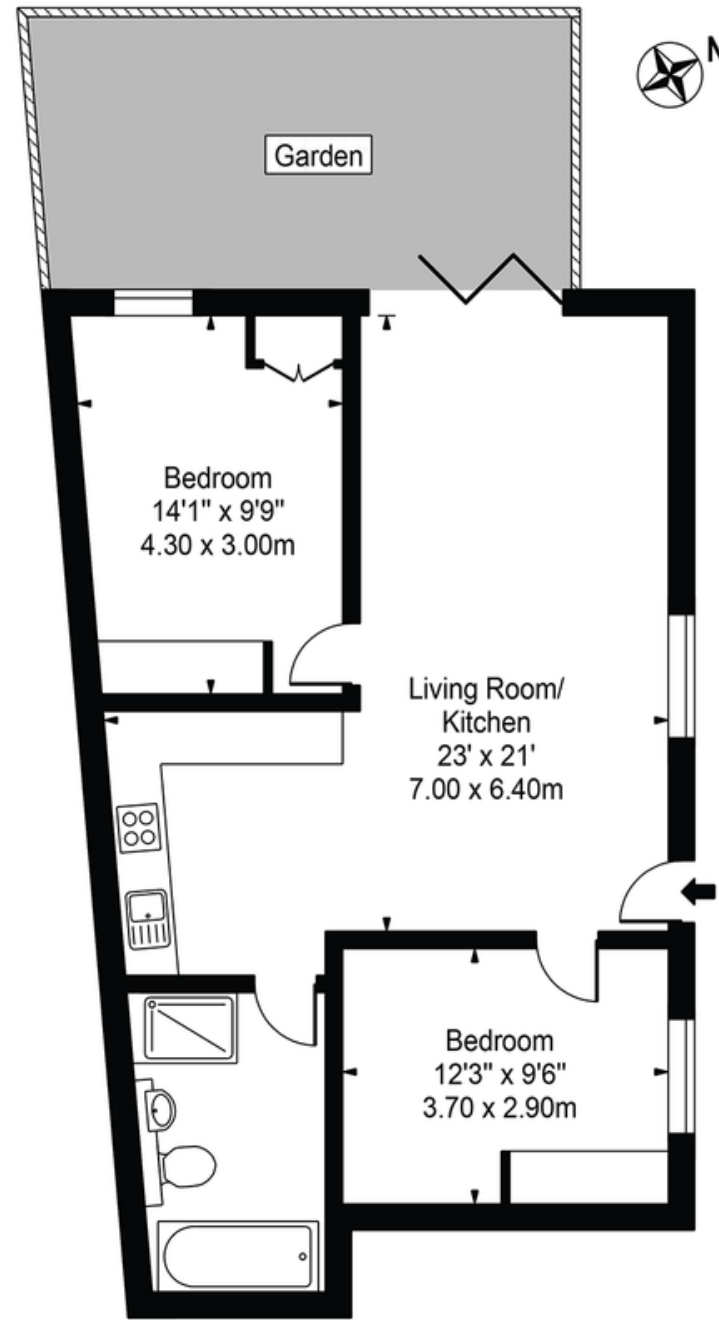




# Flat 1



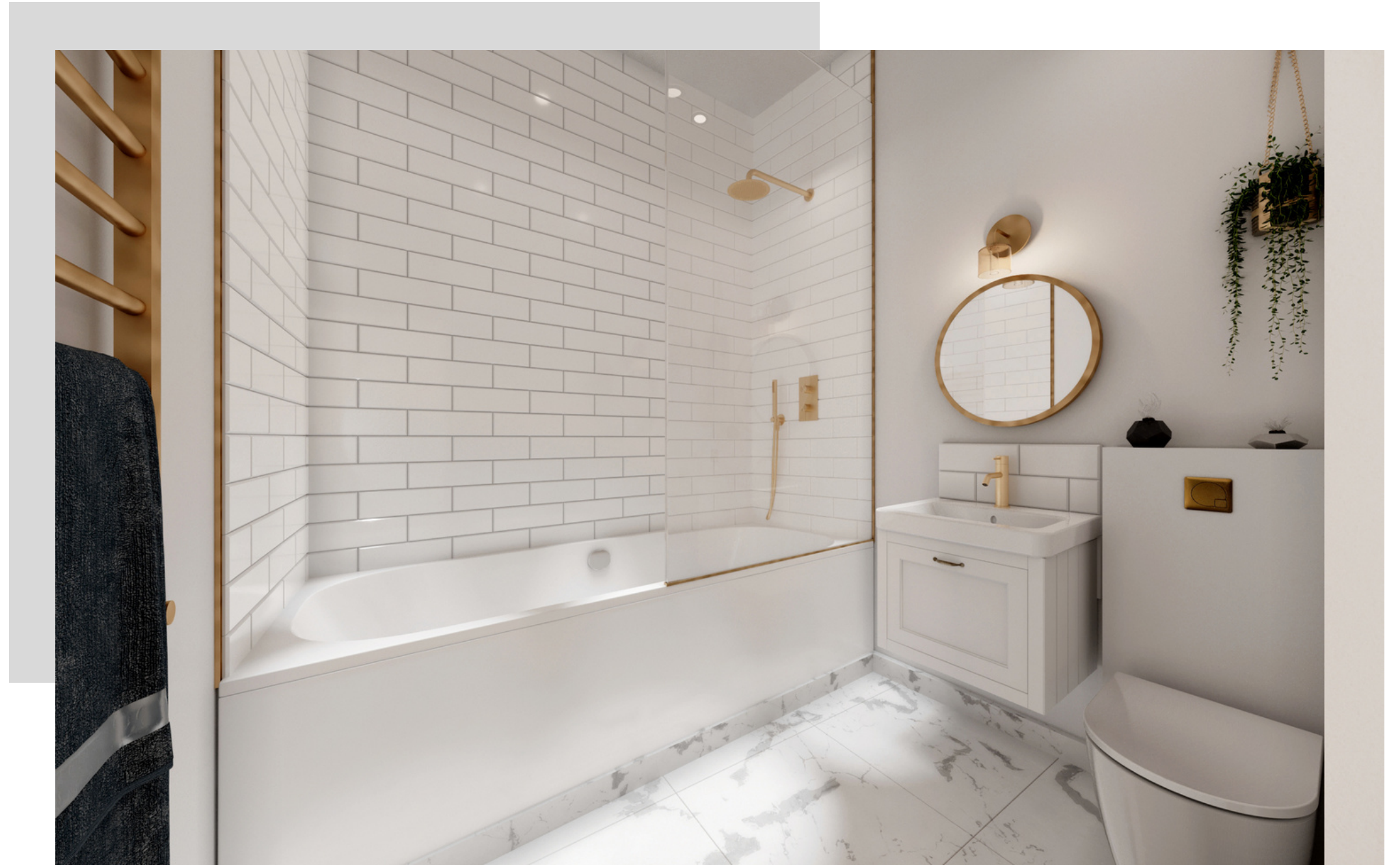
Mitcham Road, SW17 9NJ  
Approx. Gross Internal Area 715 Sq Ft - 66.43 Sq M



Ground Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
[www.interdesignphotography.com](http://www.interdesignphotography.com)

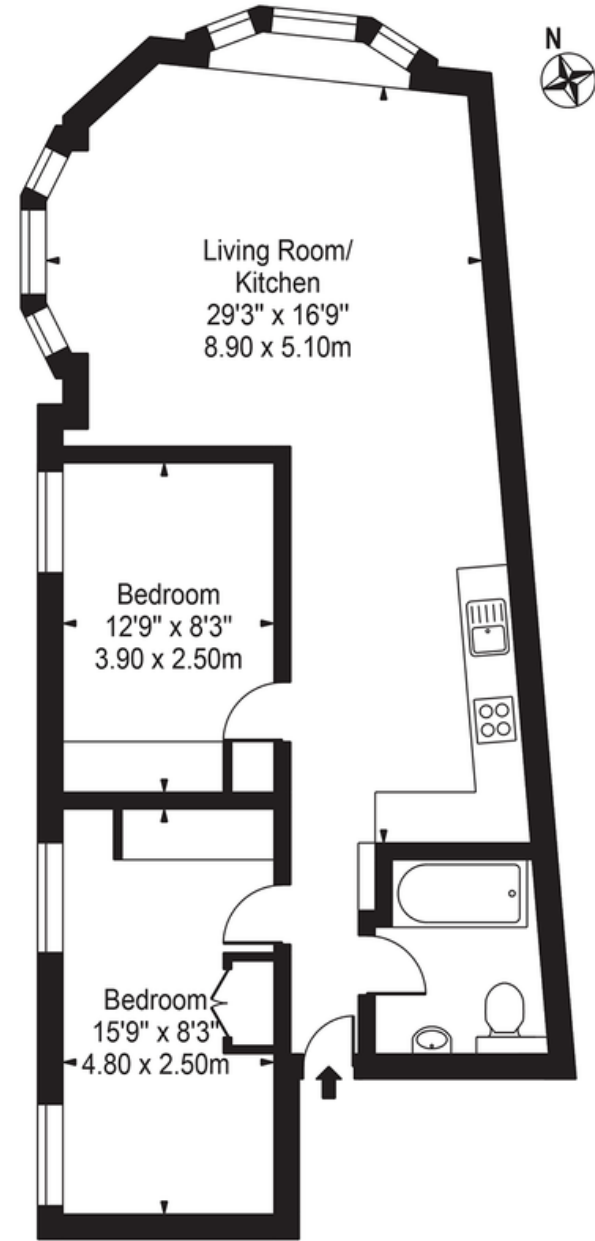
This floor plan should be used as general outline for guidance only.  
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.





# Flat 2

Mitcham Road, SW17 9NJ  
 Approx. Gross Internal Area 700 Sq Ft - 65.00 Sq M



First Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
[www.interdesignphotography.com](http://www.interdesignphotography.com)

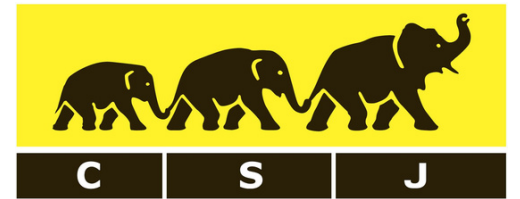
This floor plan should be used as general outline for guidance only.  
 All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.



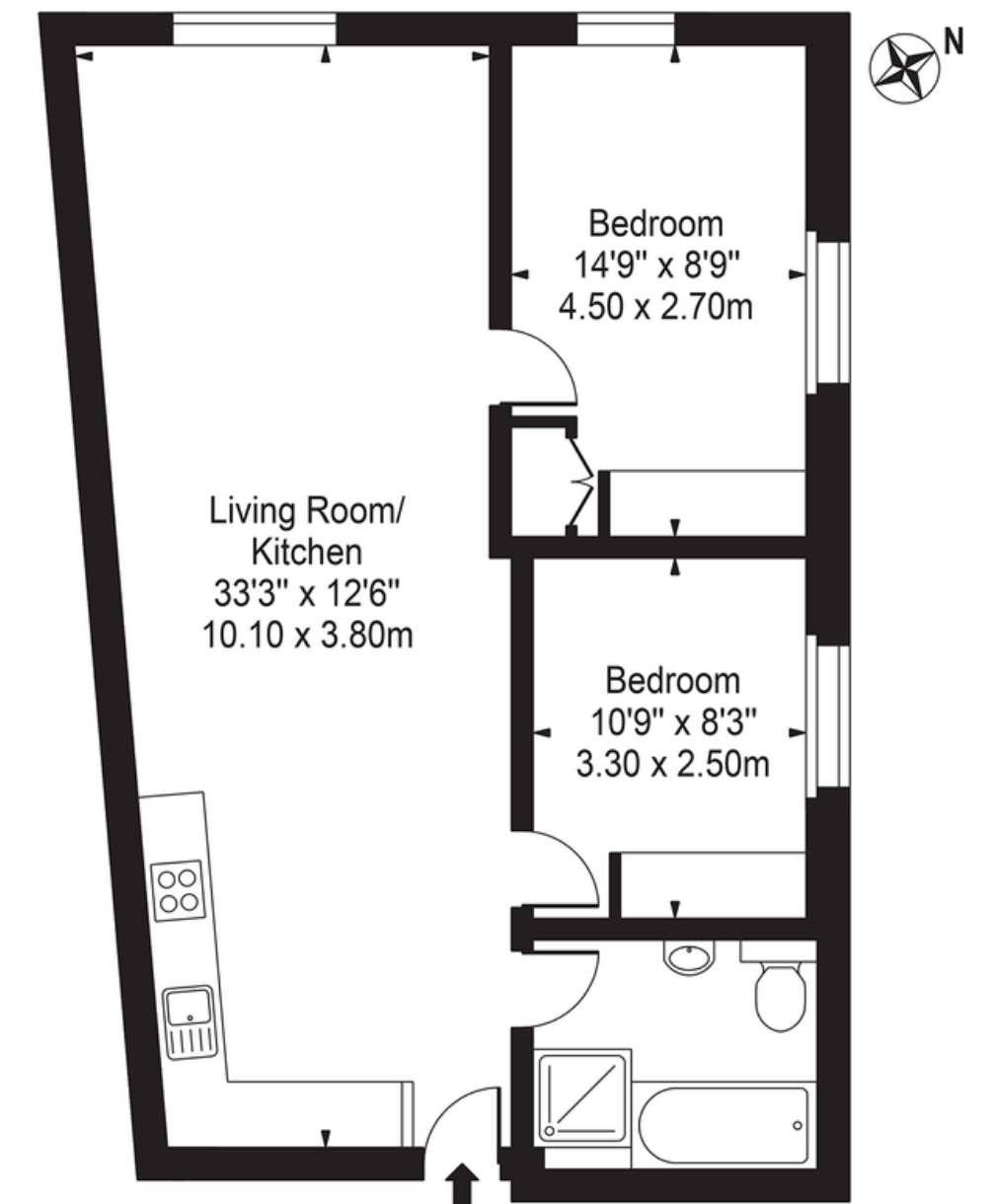
## Images

Please be advised that all images used are computer generated and whilst they represent a likeness to the finished product they are for illustration purposes only

# Flat 3



Mitcham Road, SW17 9NJ  
 Approx. Gross Internal Area 690 Sq Ft - 64.10 Sq M



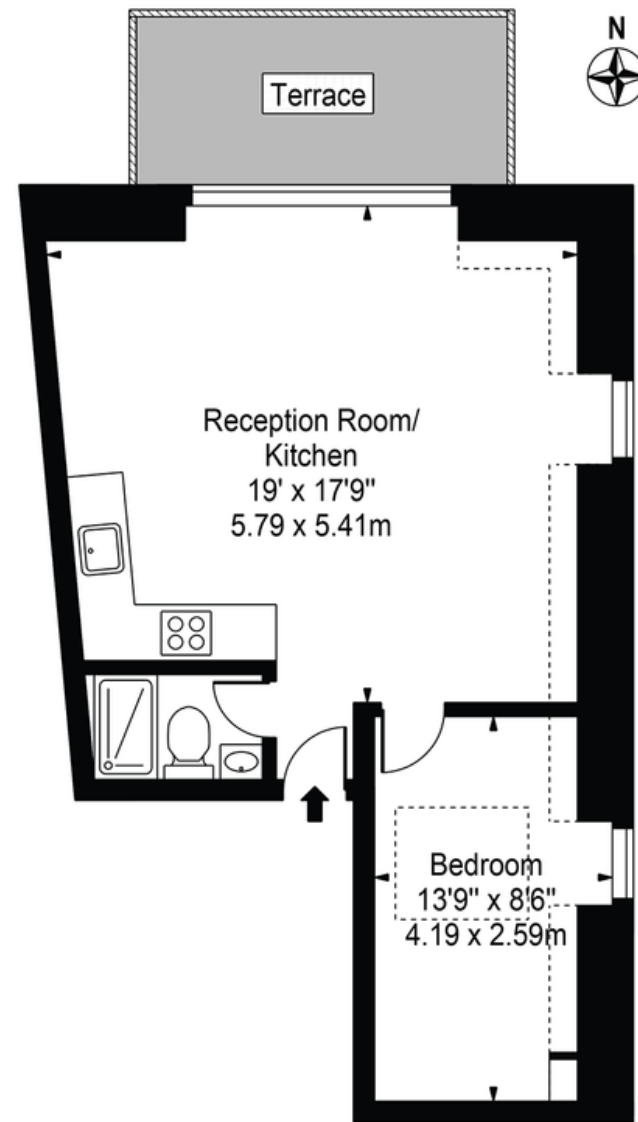
First Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
[www.interdesignphotography.com](http://www.interdesignphotography.com)

This floor plan should be used as general outline for guidance only.  
 All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

# Flat 4

Bickersteth Road, SW17 9SH  
Approx. Total Internal Area 454 Sq Ft - 42.20 Sq M  
(Including Restricted Height Area)  
Approx. Gross Internal Area 431 Sq Ft - 40.00 Sq M  
(Excluding Restricted Height Area)



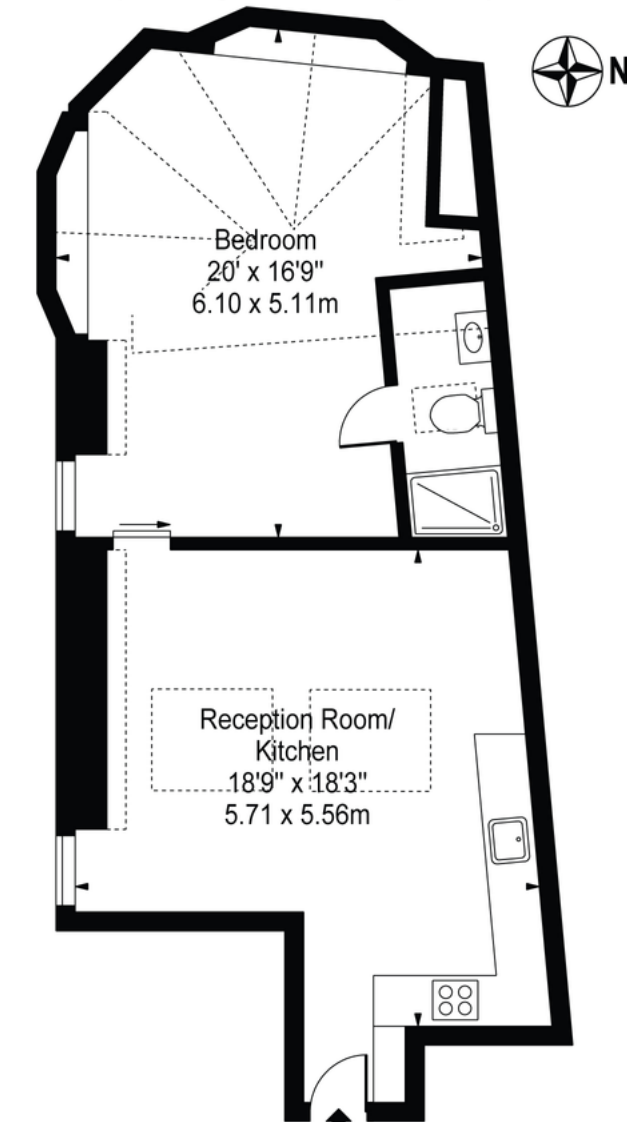
Second Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.  
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

# Flat 5

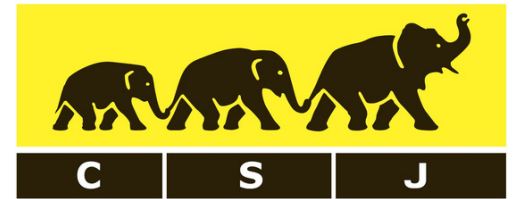
Bickersteth Road, SW17 9SH  
Approx. Total Internal Area 592 Sq Ft - 55.00 Sq M  
(Including Restricted Height Area)  
Approx. Gross Internal Area 500 Sq Ft - 46.50 Sq M  
(Excluding Restricted Height Area)



Second Floor

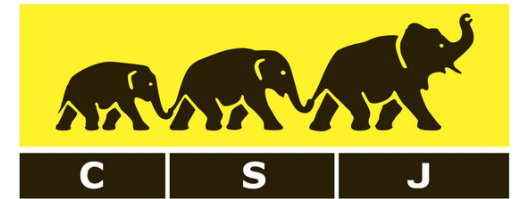
For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.  
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.





# The Specification



## Kitchens & Living Areas

### Kitchens:

Howdens Chelford range Dusk Blue  
Bosch integral appliances

### Brassware:

Brass swan neck kitchen tap &  
Howdens contessa range handles &  
knobs

### Flooring:

Howdens light white oak engineered wood floor



## Colour Schemes

Walls - Matt brilliant white

Woodwork - Farrow & Ball lamp room grey

Feature Walls - Farrow & Ball Stiffkey Blue

Ceilings - Pure brilliant white



## Main Bathrooms

### Shower & screen:

Arezzo Fluted Glass Brushed Brass Walk In  
Enclosure

### Brassware:

Arezzo range - brushed brass  
Shower valve with diverter  
Fixed shower head  
Mono mixer tap

### Sanitary ware:

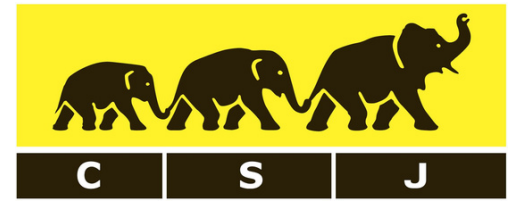
W/C Arezzo BTW Close Coupled Toilet + Soft  
Close Seat

Sink: Chatsworth Traditional White Vanity

### Tiles:

Ruscello marble effect floor tile  
Whitechapel gloss white wall tile

# The Specification



## En Suites

### Shower screen:

Arezzo matt black grid - frameless

### Brassware:

Arezzo range - matt black

Square thermostatic shower head

Mono mixer tap

### Sanitary ware:

W/C Nuie Bliss Square Back to Wall Pan inc. Soft Close Top Fix Seat + Concealed Cistern

Sink - Wall hung vanity unit

### Tiles:

Ruscello marble effect floor tile

Metro gloss white wall tile

## Other

Crittall effect french doors

Sash windows - uPVC

Antique brass switches & sockets & handles



specification images have been taken from suppliers website and colours may vary





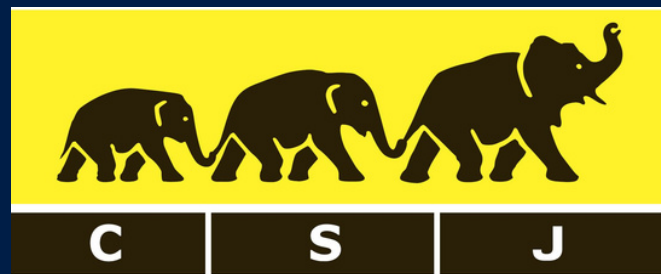
## Reserve today ! Prices from £600,000

- Lease: 999 years
- Ground Rent: Peppercorn
- Service Charges: £500 - £800 p/a TBC
- Council: Wandsworth
- Council Tax Band: TBC
- EPC Rating: TBC
- Warranty: 10 year new build warranty with ICW

**Contact Sole Agents  
Christopher St James**

**020 8296 1270**  
**newhomes@csj.eu.com**

**www.csj.eu.com**



Christopher St James, our clients and any joint agents give notice that:

1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.