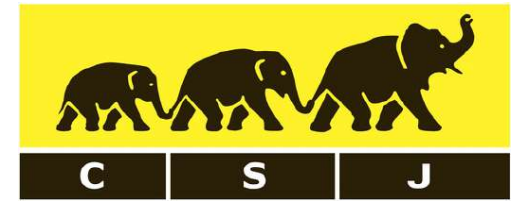


**58 Selkirk Road
Tooting
London
SW17**

A selection of brand new
apartments completing Spring 2023





Introducing 58 Selkirk Road

A collection of 1 & 3 bedroom brand new apartments located just 0.2 miles to Tooting Broadway Underground station

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, independant boutique stores, coffee shops, bars, restaurants and a number of high street retailers

The Transport Links

Underground: Tooting Broadway station is 0.2 miles away and offers Northern Line services

Overground: Tooting Rail Station is 0.9 miles and offers Thameslink services

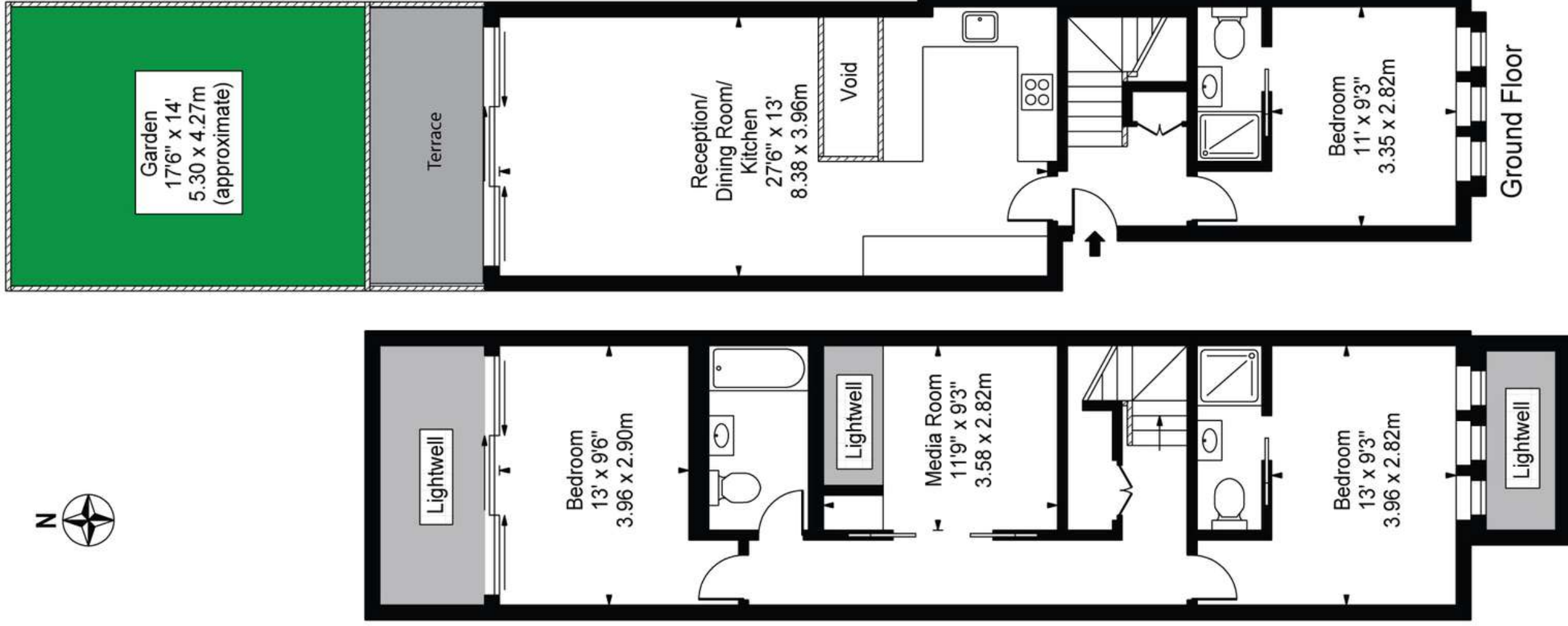
Busses: A number of routes service the location including 44 (Victoria), 57 (Kingston), 77 (Waterloo), 333 (Elephant & Castle) and 355 (Brixton) – Nightbus N44



Flat 1

Selkirk Road, SW17 0ES

Approx. Gross Internal Area 1165 Sq Ft - 108.23 Sq M
(Excluding Lightwell & Void)



Basement

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

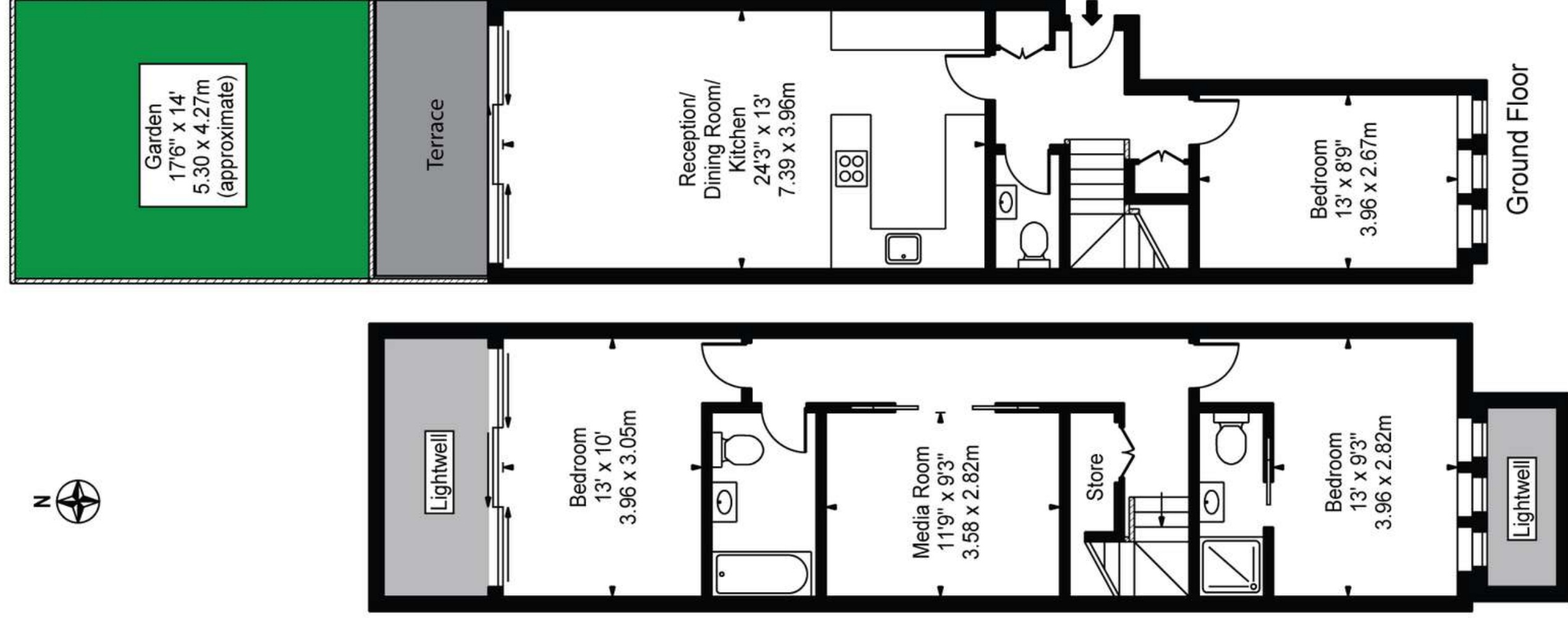
This floor plan should be used as general outline for guidance only.

All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

Selkirk Road, SW17 0ES

Flat 2

Approx. Gross Internal Area 1130 Sq Ft - 104.95 Sq M



Basement

Ground Floor

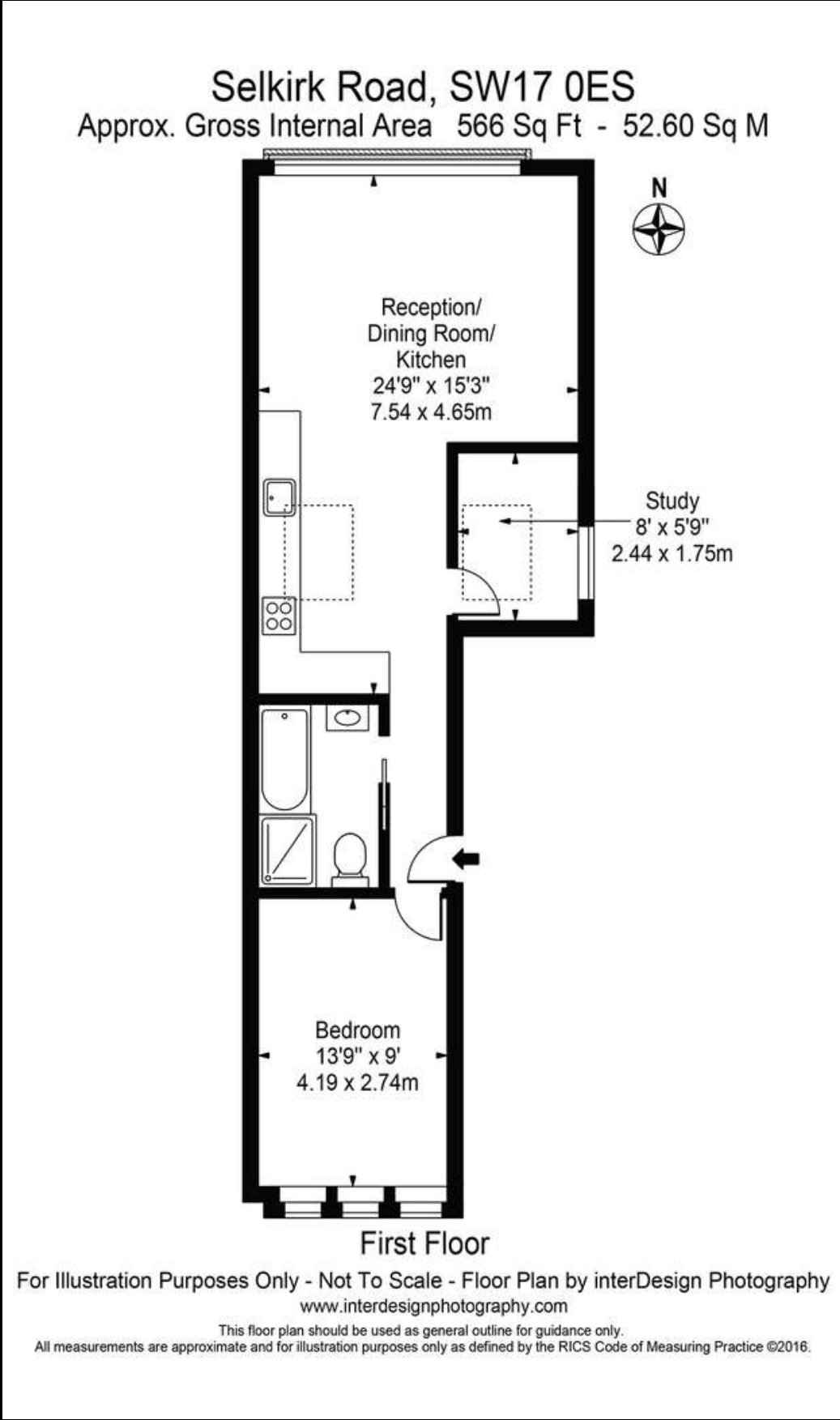
For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography

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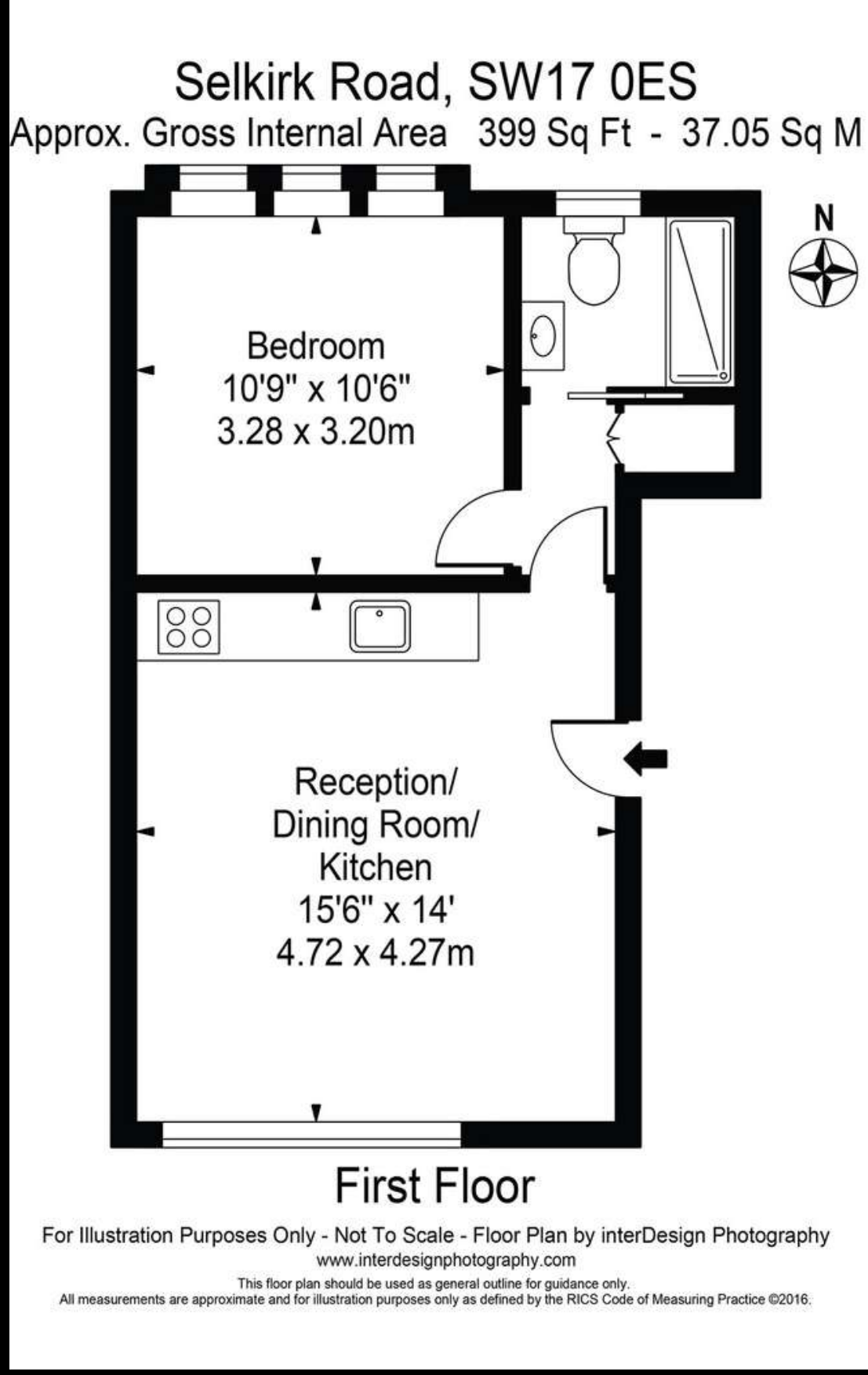
This floor plan should be used as general outline for guidance only.

All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

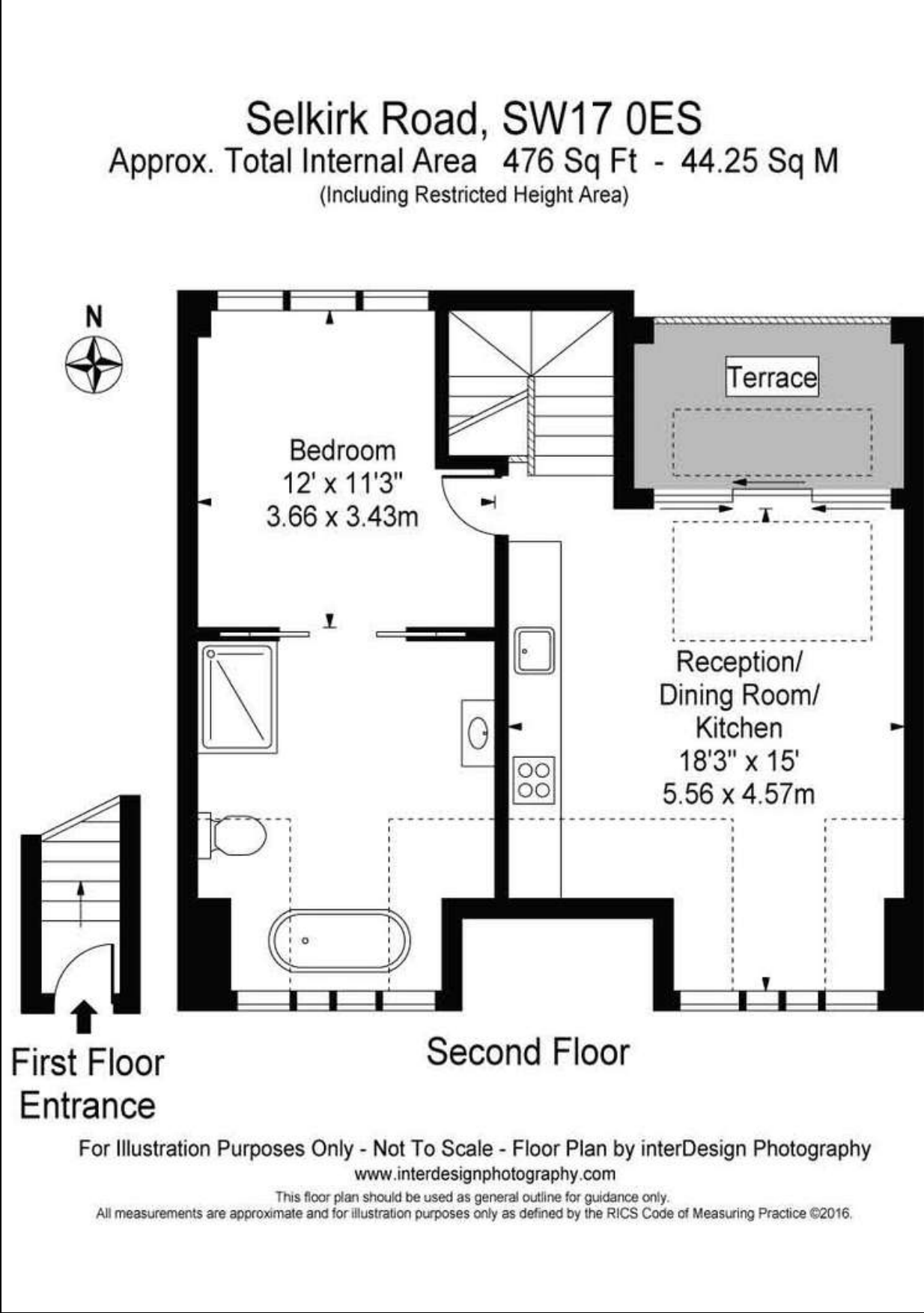
Flat 3



Flat 4



Flat 5

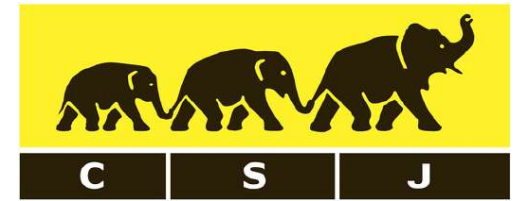




Images

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

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:

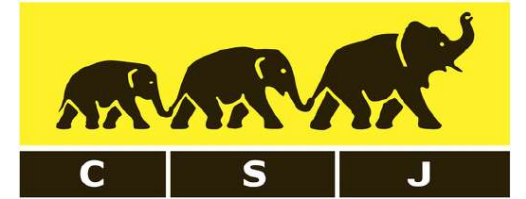
W/C Arezzo BTW Close Coupled Toilet + Soft
Close Seat

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 doors

Sash windows – uPVC

Antique brass switches & sockets & handles



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



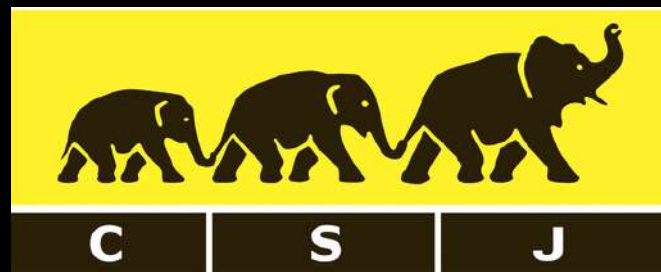
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- Council Tax Band: TBC
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- Buyer incentives available

Contact Sole Agents
Christopher St James

020 8296 1270
newhomes@csj.eu.com

www.csj.eu.com



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