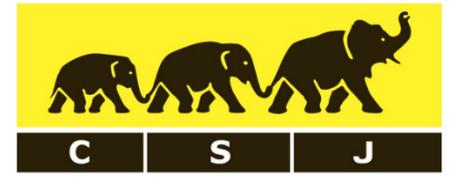




Broadway House Tooting SW17

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

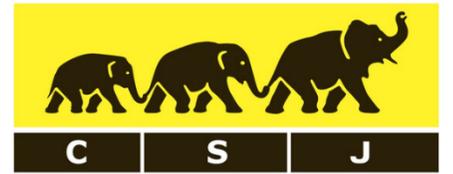
The Developers

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

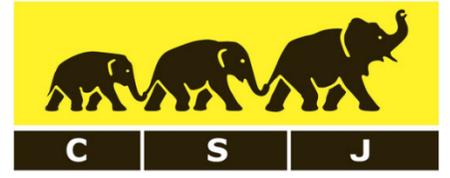
Underground: Tooting Broadway station is 0.3 miles away and offers Northern Line services

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

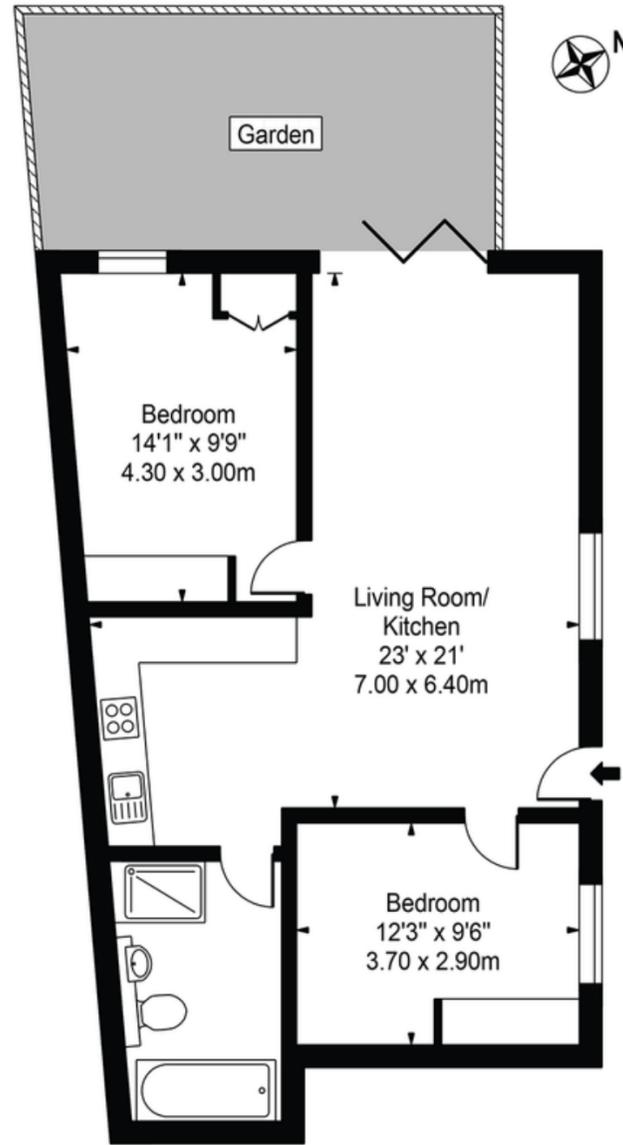
Busses: A number of routes service the location and are on the doorstep of Broadway House including 44 (Victoria), 57 (Kingston), 77 (Waterloo), 333 (Elephant & Castle) and 355 (Brixton) – Nightbus N44



Flat 1



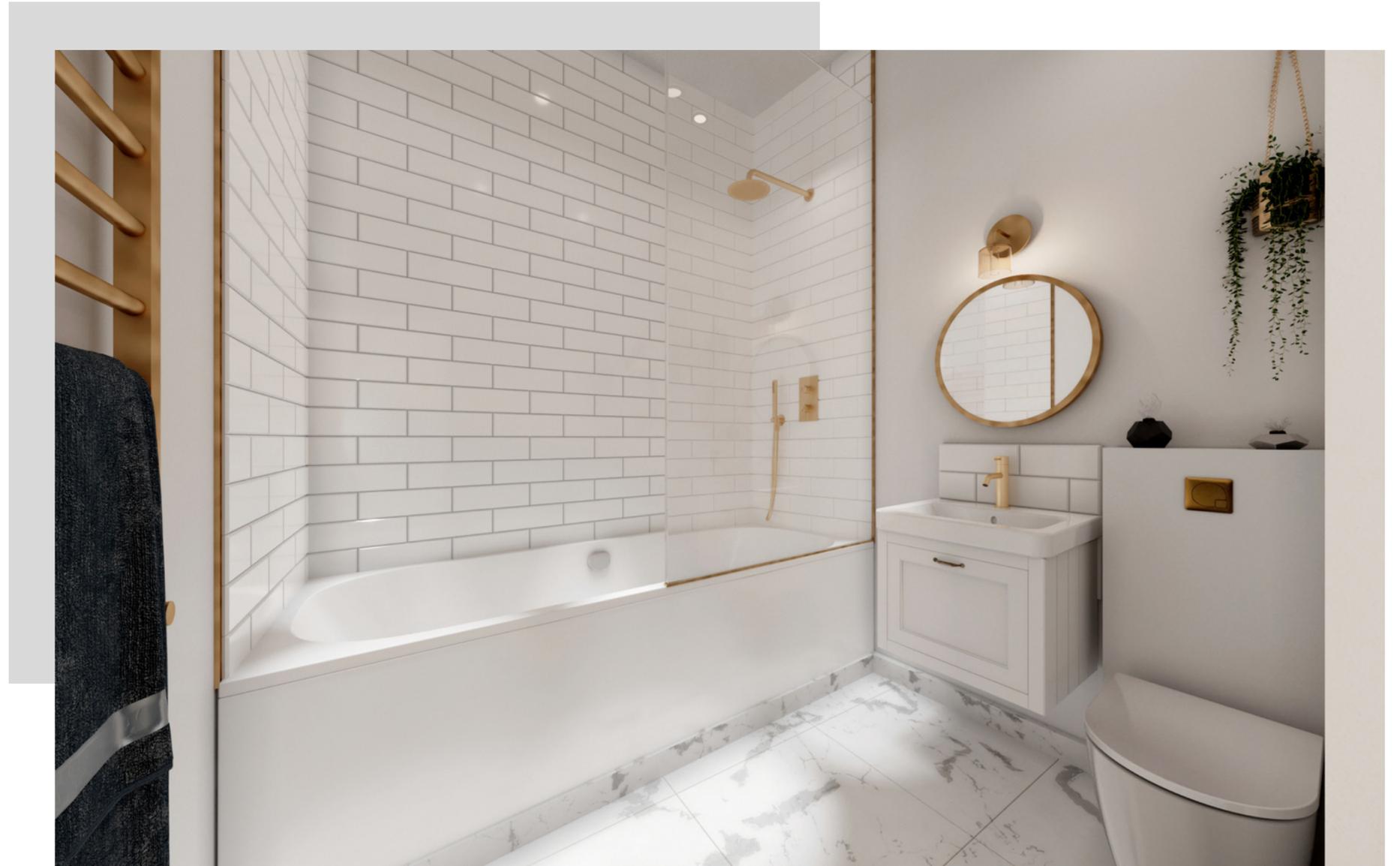
Mitcham Road, SW17 9NJ
Approx. Gross Internal Area 715 Sq Ft - 66.43 Sq M



Ground Floor

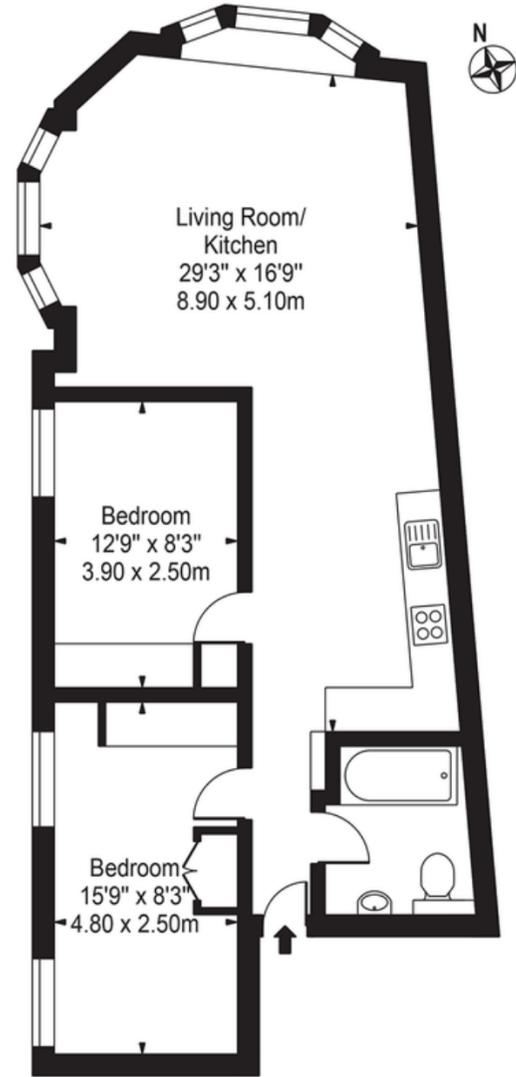
For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

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

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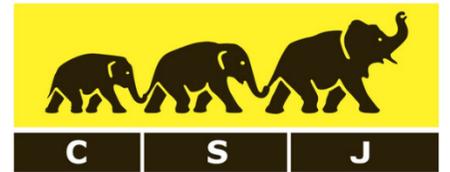
This floor plan should be used as general outline for guidance only.
 All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.



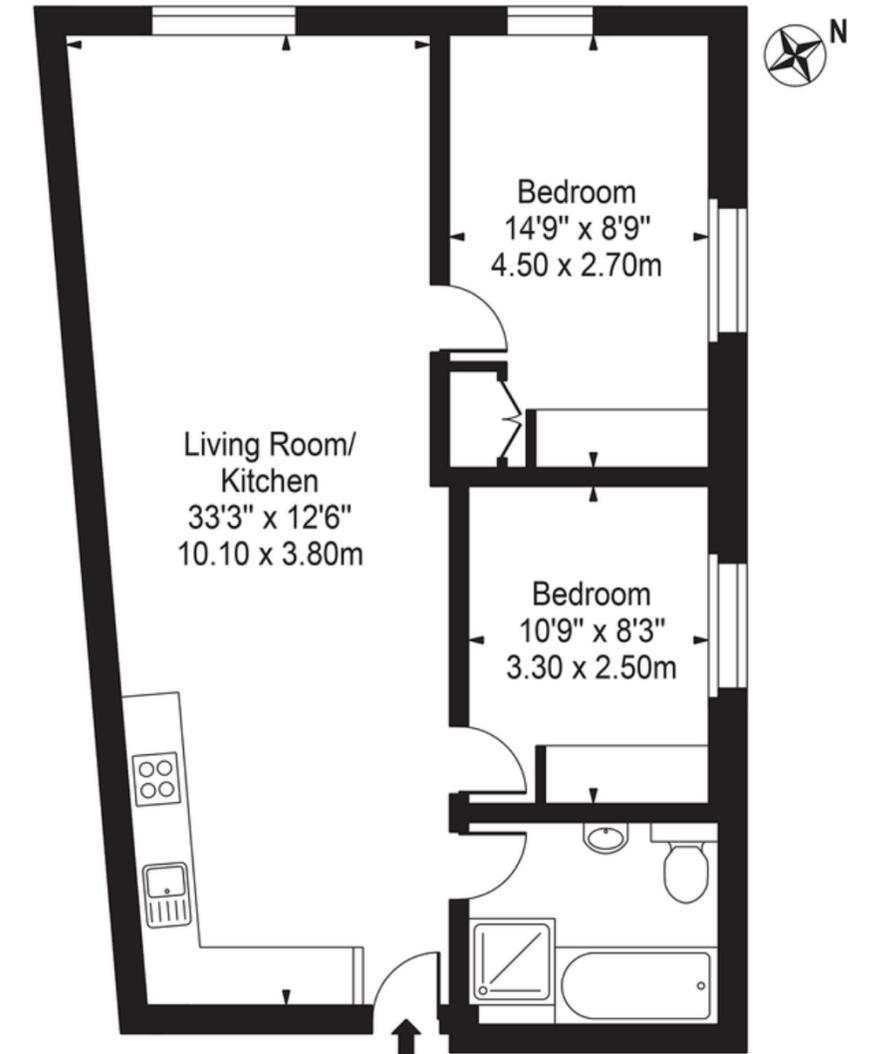
Images

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



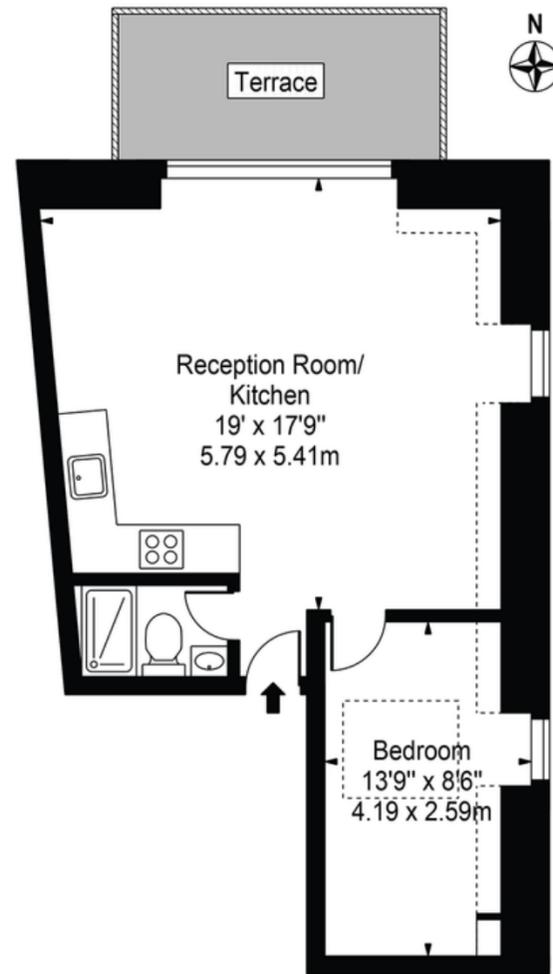
First Floor

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 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)



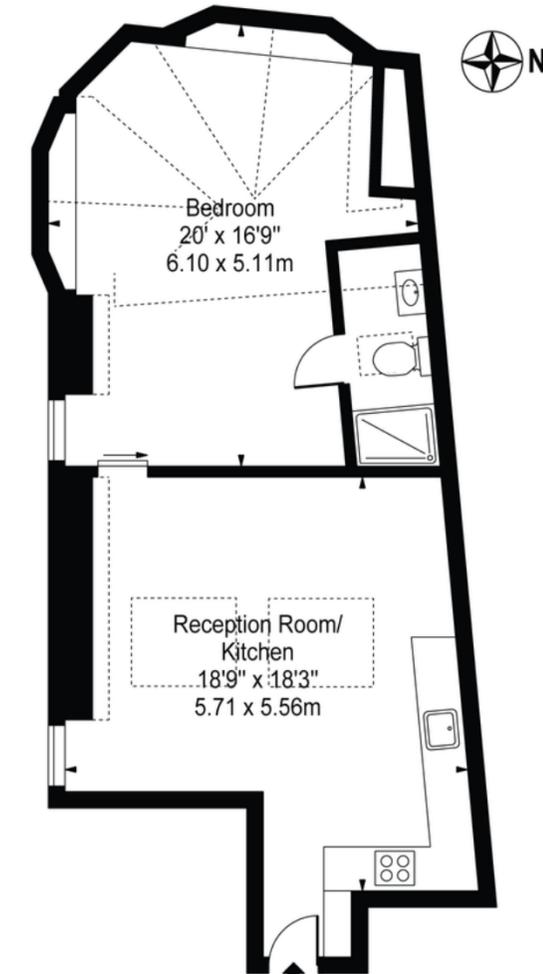
Second Floor

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This floor plan should be used as general outline for guidance only.
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Flat 5

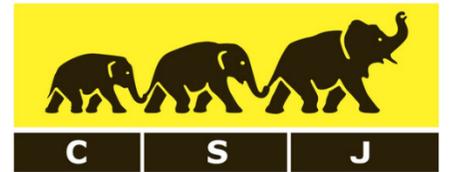
Bickersteth Road, SW17 9SH
Approx. Total Internal Area 592 Sq Ft - 55.00 Sq M
(Including Restricted Height Area)
Approx. Gross Internal Area 500 Sq Ft - 46.50 Sq M
(Excluding Restricted Height Area)



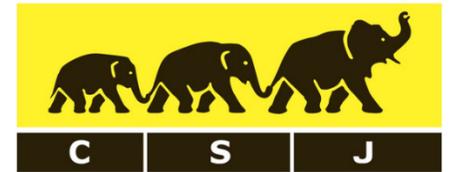
Second Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
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This floor plan should be used as general outline for guidance only.
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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:

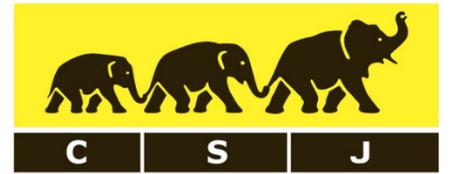
W/C Arezzo BTW Close Coupled Toilet + Soft
Close Seat

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



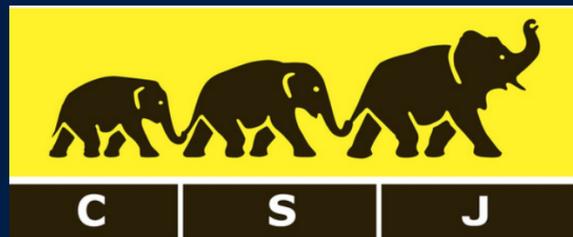
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- Council Tax Band: TBC
- EPC Rating: TBC
- Warranty: 10 year new build warranty with ICW

**Contact Sole Agents
Christopher St James**

020 8296 1270
newhomes@csj.eu.com

www.csj.eu.com



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