



LYVEDEN

APARTMENTS

TOOTING SW17

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A development by
MORNINGSIDE

A boutique development of five contemporary apartments in the heart of Tooting





Lyveden Apartments is a stunning development of five new apartments on a pleasant peaceful road in Tooting.

Retaining the original building facade
Morningside Developments are rebuilding the site to provide new high quality homes with functional layouts.



LOCATION

LYVEDEN APARTMENTS

38 LYVEDEN ROAD, LONDON SW17



Tooting is home to some of London's best eateries, so you never have to venture far for a tasty lunch or spontaneous dinner.

Enjoy living just around the corner from Tooting Broadway, where you'll find an authentic eclectic London local community and shops providing goods from all corners of the world.



Tooting Broadway is one of South London's most beloved High Streets, with bustling cafes, greengrocers, cafes and restaurants.

Just a 15 minute walk from Tooting Broadway Station

5 minutes to Tooting mainline rail station

TOOTING SW17



ENJOYING LIVING IN A QUIET RESIDENTIAL NEIGHBOURHOOD CLOSE TO A BUSTLING LOCAL TOWN CENTRE

Grocery

- 1 Sainsbury's Local
- 2 Tesco Express
- 3 Londis
- 4 Sainsbury's

Sports & Recreation

- 1 Snap Fitness
- 2 Tooting Leisure Centre
- 3 The Radiant Hand Yoga
- 4 Flow Box Yoga
- 5 Tamworth Recreation Ground (free tennis courts)
- 6 Tooting Bec Common

Food & Drink

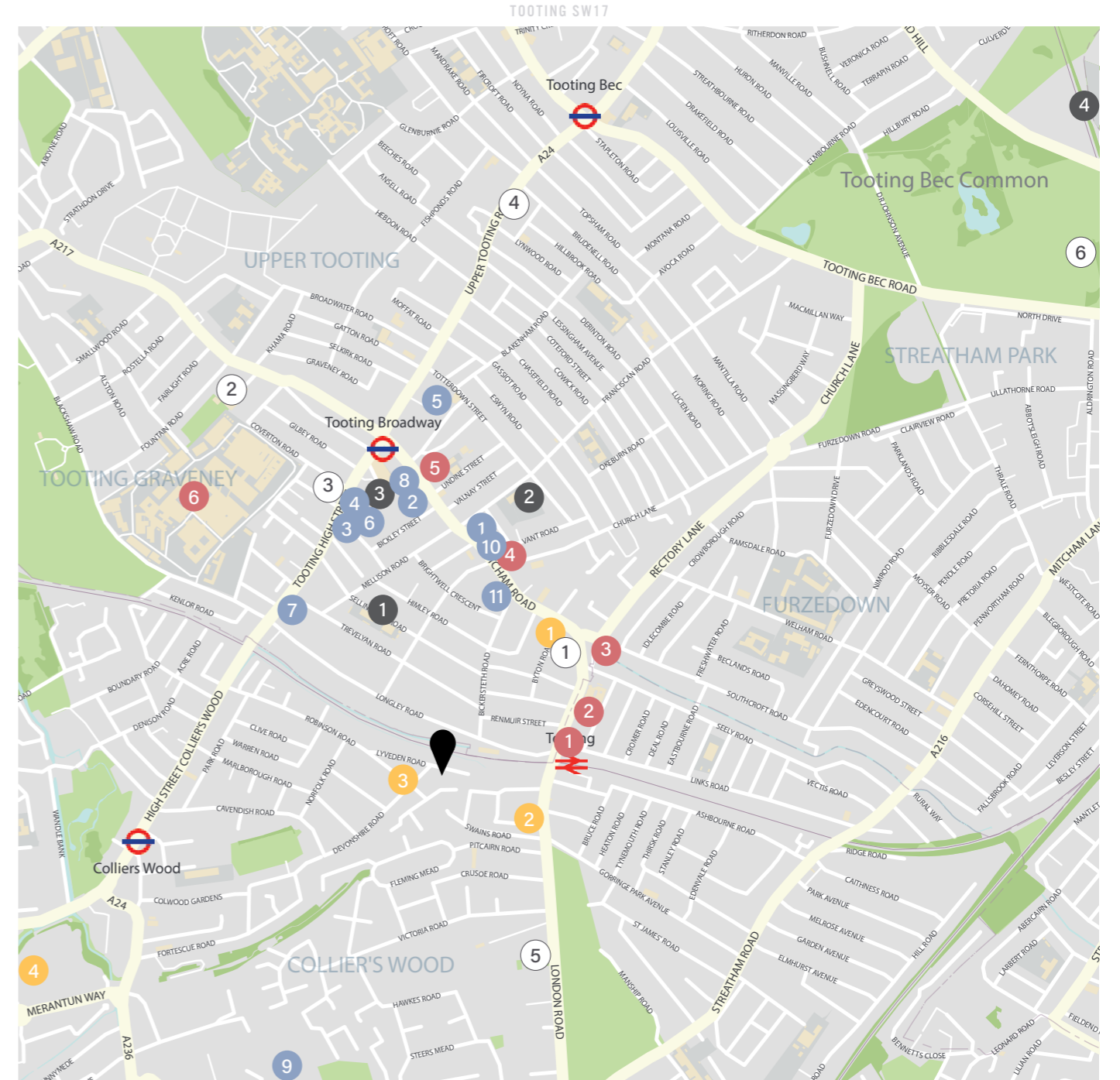
- 1 Daddy Bao
- 2 The Antelope
- 3 Smoke & Salt
- 4 Good Neighbour
- 5 Tooting Market
- 6 Little Taperia
- 7 Bobochacha
- 8 McDonald's
- 9 Wimbledon Brewery
- 10 MUD Cafe
- 11 Pinch Cafe

Schools

- 1 Sellincourt Primary
- 2 Tooting Primary
- 3 South Thames College
- 4 Streatham & Clapham High School

Everyday

- 1 Tooting Medical Centre
- 2 Cospharm Pharmacy
- 3 Amen Corner Post Office
- 4 Garment Care Drycleaners
- 5 Boots Cosmetic Drugstore
- 6 St George's Hospital



SPECIFICATION

Kitchens

Fitted kitchen units
Quartz worktop and splashback upstands
Integrated Dishwasher
Integrated oven
Polished chrome tap
Concealed extractor
Integrated fridge freezer
Gas hob

Bathrooms

Floor and wall tiles
Mirrored wall cabinet
Polished chrome taps
Concealed chrome shower mixer
Back to wall toilets
Towel rail

General

Aluminium double glazed windows
Gas Central heating
Video entry phone
Timber effect flooring
Carpets to bedroom (some flats)
Polished chrome ironmongery
10 year new home warranty

Bedrooms

Carpet or timber effect flooring
Built in wardrobes

Electrical

Matt white switches and sockets
USB sockets
White downlights
Wired for internet

The specification of the houses is the anticipated specification as at the date this brochure was prepared, but may be subject to change in accordance with permitted variances under the house sale contracts. The information contained in it does not form part of any contract, and while reasonable effort has been made to ensure accuracy, this cannot be guaranteed and no representation or warranty is made in that regard.



LYVEDEN APARTMENTS



Apartment designs and layouts are indicative only and may change.

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1

two bedroom duplex with garden

TOTAL AREA 71 m² / 764 ft²

KITCHEN / DINING / LIVING ROOM
9.35 m x 3.65 m
30'8" x 11'7"

BEDROOM 1
4.09 m x 3.29 m
13'5" x 10'10"

BEDROOM 2
4.24 m x 2.82 m
13'11" x 9'3"

GARDEN
9.00 m x 3.81 m
29'6" x 12'6"

2

three bedroom duplex with garden

TOTAL AREA 96 m² / 1033 ft²

KITCHEN / DINING / LIVING ROOM
8.50 m x 4.61 m
27'11" x 15'1"

BEDROOM 1
5.20 m x 3.69 m
17'1" x 12'1"

EN SUITE
2.51 m x 1.96 m
8'3" x 6'5"

BEDROOM 2
3.92 m x 2.67 m
12'10" x 8'9"

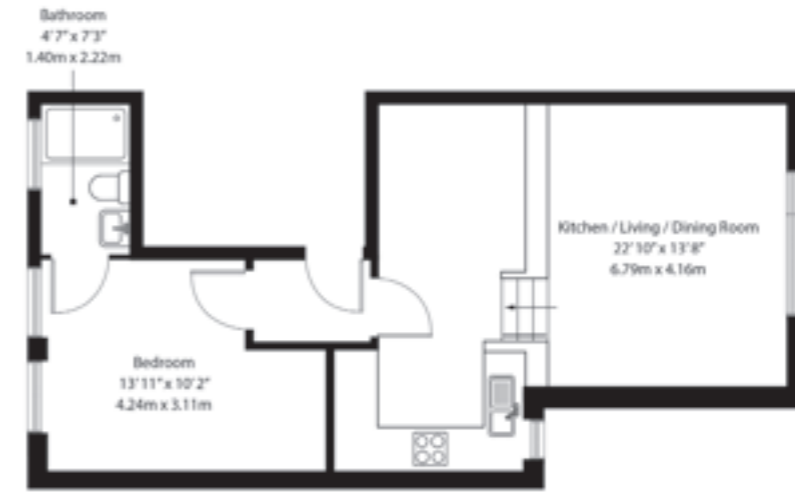
BEDROOM 3
3.55 m x 3.11 m
11'8" x 10'2"

GARDEN
9.15 m x 4.67 m
30'0" x 15'3"



First Floor

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First Floor

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3 one bedroom apartment

TOTAL AREA 37 m² / 398 ft²

KITCHEN / DINING / LIVING ROOM
6.96 m x 3.33 m
22'8" x 10'11"

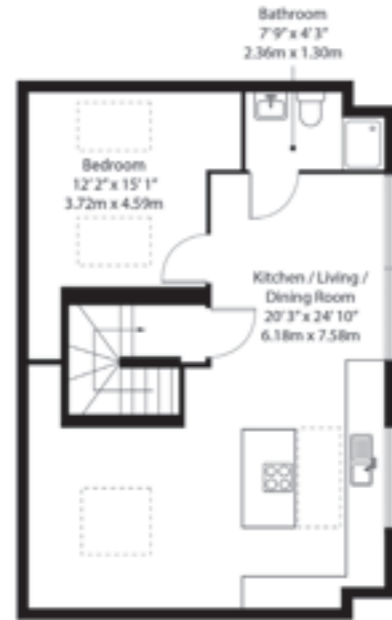
BEDROOM
3.58 m x 3.29 m
11'9" x 10'10"

4 one bedroom apartment

TOTAL AREA 50 m² / 538 ft²

KITCHEN / DINING / LIVING ROOM
6.79 m x 4.16 m
22'10" x 13'8"

BEDROOM
4.24 m x 3.11 m
13'11" x 10'2"



Second Floor

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5 one bedroom apartment

TOTAL AREA 50 m² / 538 ft²

KITCHEN / DINING / LIVING ROOM

6.18 m x 7.58 m
20'3" x 24'10"

BEDROOM

3.72 m x 4.59 m
12'2" x 15'1"

DISCLAIMER The information in this brochure is indicative and is intended to act as a guide only and does not constitute a contract or warranty. Particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. Travel directions are courtesy of Google Maps and TFL and represent fastest journey times. Computer generated images are conceptual only and subject to change. Final materials and finishes may differ from those shown. We operate a policy of continuous product development and reserve the right to alter any part of development specification at any time. For the latest information please consult one of our sales negotiators.



MORNINGSIDE