



**Feels  
Like  
Home**



*It really matters to me*

*Chuk*

**Chuk Agudosi, Tooting Estate Agent**

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## What Makes Me Tick

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Home is our haven, that safe place to retreat after a long hard day at work, school or shopping. The space you look forward to enjoying most when you want to relax with family, friends and loved ones.

Born and bred in Tooting, I've always known South London as home. I attended Fircroft Primary school, where my mum also worked for 30 years, after I had left, I hasten to add!

I am passionate about helping people sell, buy or rent their homes. It brings a smile to my face knowing that I can play a small part in what is such a significant life event.

The one thing I hear time and again from sellers, landlords, tenants and buyers is 'why does it have to be so stressful?' The answer is - it doesn't!

Having worked on South London's high streets for over 15 years, in both corporate and independent companies, I am fully aware of the pressure and targets that can be placed on estate agents from 'Head Office' often to the detriment of you the customer.

**This is why I work with no more than 10 sellers at any one time.**

After all, selling your home and moving on to the next chapter in your life is a significant milestone and it's my aim that anyone who sells and buys through me enjoys the experience.

I'm not suggesting for a minute that I'm here to change the face of UK estate agency as we know it. What I will promise however, is that if you're selling, buying or renting your home through myself, you'll receive a personal and enjoyable service that you're happy to share with family and friends.



## Services

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SALES

LETTINGS

BUYING AGENT

## Areas

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TOOTING

BALHAM

STREATHAM



### Eating And Drinking

Tooting's growing number of pubs, restaurants and cafes is impressive. There is something for everyone. A special mention to Pinch Café also known as my HQ! Try the 'Chuk Special' latte!

### The Great Outdoors

The Commons are less than 10 minutes from Tooting Bec station, but transport you to a tranquil oasis of greenery and wildlife. Great for a picnic, cycle or sitting with friends as well as a few laps at the Lido!

### Did You Know?

Totterdown Fields was the first 'garden estate' built by London County Council in 1911. It was designated a Conservation Area in 1978 and still predominantly consists of 2 bed cottages.

# Tooting

SW17

I absolutely LOVE Tooting (and yes, I am biased!). It's changed a lot from the place it was when I was a kid, although the spirit has remained the same. It has always been a place for families, it's the kind of place where neighbours look out for each other.

If you were to put together a list of 'ingredients' that make a neighbourhood a great place to live then Tooting is a meal you must sample!

For me it's the gorgeous mix of so many flavours to tickle your taste buds (you can probably sense I'm a bit of a foodie!). The community spirit, the vibe, the mouth-watering restaurants, cosy coffee shops and buzzing bars. Not forgetting the vast green open spaces, outstanding (Ofsted rated) schools and so much more, Tooting really has something for everyone.

Scan here



Tooting at night video

Streathbourne Road





### Neighbours

Sharing borders with Tooting, Streatham, Clapham South and Wandsworth means Balham has plenty of open green spaces to enjoy. That makes it four 'Commons' on its doorsteps!

### Wonderful Schools

You will find a number of good and outstanding schools as rated by Ofsted in SW12. Balham's location also makes it attractive for students studying at any of the London universities.

### Did You Know?

When it opened in 1937 with 677 apartments, Du Cane Court (the Art Deco block on Balham High rd) was the largest block of flats in Europe built for residential occupation.

# Balham

SW12

I actually think Balham has seen more change than Tooting over the years! It offers a 'village' style vibe and it really is a super area. As it follows on from Clapham (and shares its borders with Wandsworth Common) you'll find that you pay that bit more to buy or rent there than you would in SW17/SW16.

With plenty of local independent businesses and some delightful places to eat and drink, it's hard not to fall in love with the buzzy and vibrant culture along Hildreth Street, particularly on a Sunday morning!

Transport links are spot on and you can literally travel across London.... Nowhere is 'too complicated' to reach from Balham.

Hildreth Street 





### Enjoy The Shops

Streatham boasts one of the longest high streets in Europe. Here you will find gastropubs, a collection of restaurants and plenty of cosy little cafes. There is definitely a buzz being generated in SW16.

### Lots To See And Do

Lots of sports and leisure clubs are dotted around Streatham whilst Streatham Common features a nature reserve and playground. It is the perfect place to relax and take in the sun.

### Did You Know?

Although not born in the area, Charles William Alcock lived on Stanthorpe Road between 1887 - 1888. Who is he you may ask? He created the FA Cup, which is the oldest football cup competition in the world.

# Streatham

SW16

Great value for money can be found here in Streatham and personally I think it's an absolute gem of an area. It stretches from Brixton through to Norbury and falls under the Borough of Lambeth. The green open spaces of Streatham Common are wonderful, the Rookery gardens are a definite must see!

The area is becoming increasingly popular with young couples and families wanting to upsize from smaller homes in perhaps Tooting and Balham. They are able to continue enjoying the amenities they've grown used to, whilst immersing themselves in all the great things that Streatham has to offer.

The Rookery at Streatham Common



# Feels Like Home



## Love Local

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I am a real advocate for supporting local businesses. Tooting thrives on its links with the local independent businesses and they are very much a major part of the local community.

In fact, I would say they are a huge factor in helping make Tooting such a diverse, exciting and welcoming place to live.



**Goldfinch Cocktail Bar, Tooting**  
**Local Business Feature**



Check out my website for more local features



Watch an example  
home video tour



## How I Sell Your Home



### Personal & Bespoke

Working with only 10 sellers at any one time keeps **YOU** at the heart of everything I do.



### Sssshhh...

Not everyone wants their home online and a 'For Sale' sign erected outside.

If you would prefer a more discreet way of selling, lets discuss how I can introduce you to a motivated buyer looking for a home just like yours.



### Lights, Camera, Action

In my experience first impressions are formed within a few seconds. Along with the professional photographer I will be on hand to ensure your home is ready.



### Home Video Tour

A video/tour of your home which will be promoted via social media (Instagram/Facebook including sponsored ads). It can also serve as a great keepsake.



### Viewings & Offers

One point of contact from start to finish.

# Testimonials

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**James - I Love A Happy Seller!**

*“Chuk sold our house and it was the best experience I’ve had with an estate agent.”*

Full testimonial video



**Jo - Delighted First Time Buyer**

*“It was clear that he knew what the seller’s goals were but he was also keen to understand what mine were too.”*

Full testimonial video



# Testimonials

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**Shannon - What Is Stress?!**

*“The level of professionalism and customer service was outstanding.”*

Full testimonial video



**Nitesh - I’ve Finally Sold!**

*“I would thoroughly recommend Chuk as an ambassador for Tooting.”*

Full testimonial video





## Feels Like Home

## Support & Partners

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### LOCAL SCHOOLS

As a kid I attended Fircroft Primary School (Tooting) and as a football mad youngster, playing a match against Hillbrook was a real highlight. The reason why is that they had their very own grass pitch (complete with slope) within the school ground!

This was definitely a big deal for opposing school teams, especially when Hillbrook pupils were allowed to cheer on their team from the touchline! I'm sure I recall us winning 7-0, or was that wishful thinking?!

Fast forward to the present day and I am delighted to support one of Tooting's outstanding primary schools. I feel very lucky being able to give back to the community I was raised in.



### LOVE MOVING AGAIN!

With Gazeal you can reserve a sale and slash the time between offer and exchange. This means a faster and more secure home moving process.





Let's talk.

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I'm social!

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