



Stunning two bedroom garden flat ideally placed with easy access to Balham and Wandsworth Common.

Rowfant Road, London, SW17

Guide Price £900,000 Share of Freehold



Perfectly placed for access to Balham and Wandsworth Common • Near good transport links • Light and airy throughout
• High spec finished • Stunning private garden

Local Information

Rowfant Road is walking distance to the transport links of Balham Overground and Underground offering services to Clapham Junction, Victoria and Northern line services into the City and the West End.

Rowfant Road is ideally placed for the shops and restaurants on Bellevue Road and Balham High Road.

Access north of the river can be achieved from a number of stations including Wandsworth Common mainline station that links via Clapham Junction to Victoria and Waterloo or from Balham underground station and mainline station.

The green open spaces of Wandsworth Common are nearby.

The area is renowned for its excellent selection of state and private schools in the area.

About this property

Arranged over the ground floor of a well-presented terrace house is this immaculate two bedroom garden flat offering over 1000 sq. ft. of living and entertaining space and a stunning private garden.

As you enter the property you are welcomed by the spacious hallway that leads into the principal bedroom which is bathed in natural light from a bay window and has several fitted storage units and an en suite. A further double bedroom can be found in

the centre of the property along with the main bathroom complete with a bath and overhead shower.

The hallway then gives access to the modern walkthrough kitchen which boasts integrated appliances, fitted units and has been cleverly designed to allow for a breakfast bar. The kitchen opens up into the dining area/reception with a stylish brick wall, several skylights and floor to ceiling glass sliding doors leading out to the garden.

The stunning landscaped private garden showcases a fitted seating area and patio making it an ideal space for al fresco dining and entertaining.

Tenure

Share of Freehold (Lease Expiry)

Local Authority

Wandsworth

Council Tax

Band = D

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Clapham Office.
Telephone: +44 (0) 20 8673 4111.





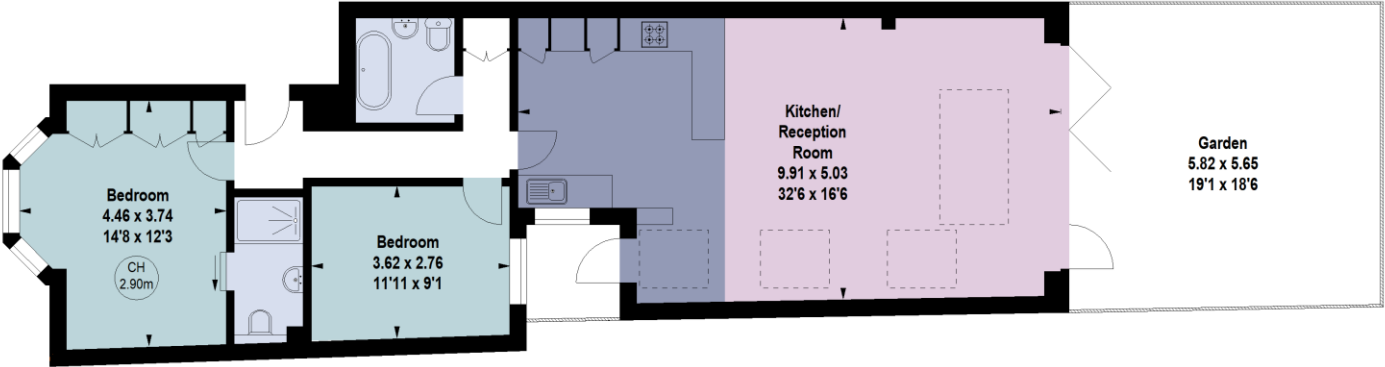
Rowfant Road, London, SW17
Gross Internal Area 1005 sq ft,

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Rowfant Road,
London, SW17
Gross internal area (approx)
93.36 sq m 1005 sqft

Key :
CH - Ceiling Height



Ground Floor
For Identification Only. Not To Scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	61	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		

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