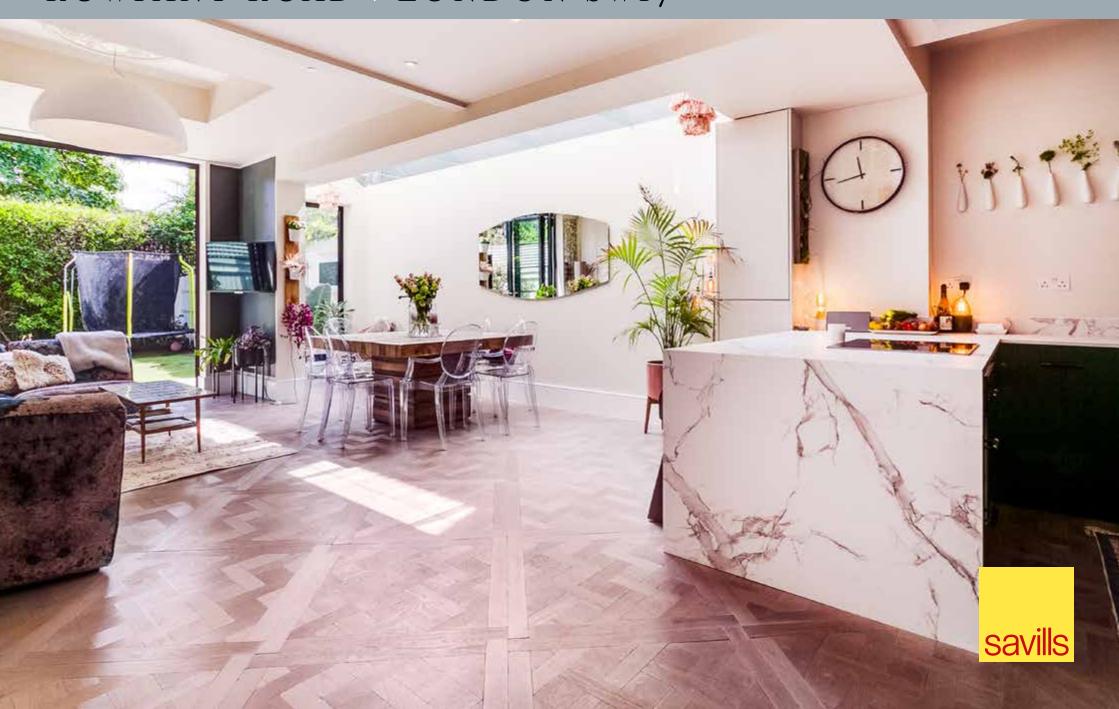
## ROWFANT ROAD | LONDON SW17



## ROWFANT ROAD | LONDON SW17

A stunning six bedroom house which has been immaculately refurbished and extended to the highest of standards.



To the right of the welcoming hallway is a high ceilinged square reception room with original cornicing and an attractive original working fireplace. The entire ground floor (including the kitchen) benefits from being intranet LAN hardwired with Sonos enabled speakers in the ceiling. From the hall there are steps down to the spacious kitchen/dining room, along with a seating area which doubles as a playroom. The Crittal style doors open to the landscaped garden with new artificial grass, an outdoor lighting system and patio suitable for alfresco dining. The kitchen has Miele appliances, a Fisher and Paykel fridge, Quooker boiling/filter tap and Dekton surfaces. There is hardwood flooring throughout the ground floor with underfloor heating. From the kitchen there are three steps down to the large utility room, downstairs loo and cloakroom. On the first floor the huge master bedroom sits to the front of the house, there are two further double bedrooms on this floor and a bathroom. On the second floor there are two double bedrooms and a bathroom. The accommodation is completed by the newly converted loft which houses a bedroom, study area and bathroom. All three bathrooms have underfloor heating. There is a large skylight on this floor flooding the house with light. 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. Wandsworth Common is within walking distance and it is well situated to a number of Ofsted Oustanding state and primary schools.

## Accommodation

Kitchen / Family room • Reception room • Utility room • Six bedrooms • Three bathrooms • Downstairs cloakroom • Garden • EPC=D Freehold • London Borough of Wansdworth



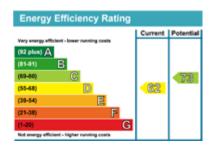












Viewing: Strictly by appointment with Savills.

Important notice

Savills, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20/05/28 SB - BROCHURE BY CAKTUS LTD





Savills Northcote Road 020 3428 2222 Savills Clapham 020 8673 4111 Savills Wandsworth 020 8877 1222 savills.co.uk

