

ROWFANT ROAD, SW17
GUIDE PRICE: £350,000- £400,000



WILFORDS

LONDON

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1 BEDROOM | 1 BATHROOM | 1 RECEPTION ROOM | KITCHEN | LEASEHOLD | 394 SQ FT | 37 SQ M

Wilfords are delighted to introduce to the market a beautifully presented first floor Victorian converted apartment in the heart of Balham.

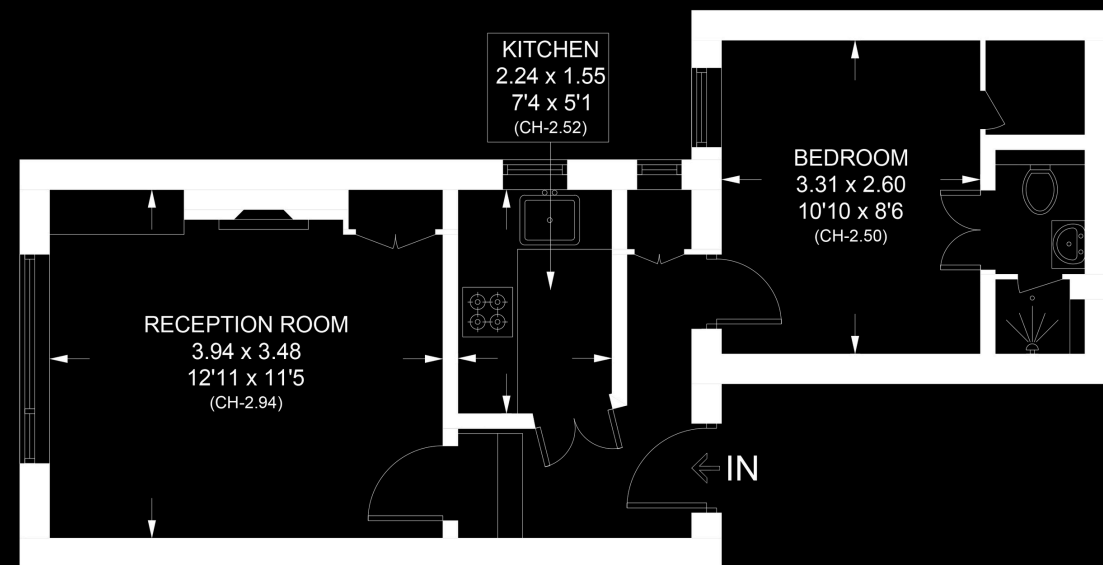
The accommodation includes a generous sized reception room with built in cabinets and a feature fireplace, a modern fitted kitchen and a well sized double bedroom with a walk in wardrobe and a stylish shower room.

Rowfant Road is a popular, leafy residential road situated between Balham and Tooting, its popularity is continuously growing thanks to the vibrant High Street and soon to be 24 hour Northern Line service. The famous Lido swimming pool is open all year round and the nearby Tooting Common is always available to run and walk in. Locals are spoilt for choice as far as grocery shops go, Tesco's and Sainsbury's are placed in central locations and there are an abundance of independent shops too.

Balham high road is approximately 0.4 miles away, with myriad restaurants, bars, cafes, shops and supermarkets. Balham also offers excellent transport links with Balham station (approximately 0.5 miles away) offering mainline services and the underground with the northern line services to the city.



Approximate Area = 36.6 sq m / 394 sq ft
Including Limited Use Area (0.2 sq m / 2 sq ft)



FIRST FLOOR

ROWFANT ROAD, SW17

In accordance with the Property Mis-Description Act 1991, the following details have been prepared in good faith, and are not intended to constitute part of an offer or contract. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact. Nothing in these Particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any measurements of distances referred to herein are approximate only.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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