

Rowfant Road, SW17
Asking Price: £1,675,000



WILFORDS
LONDON



Rowfant Road, SW17

£1,675,000

2,278 sq ft / 212 sq m

5 Bedrooms

2 Bathrooms

2 Reception Rooms

Kitchen

Freehold

An elegant and exceedingly well presented five double bedroom Victorian family house, nestled between Balham and Wandsworth Common. Extending to approximately 2,278 sq ft and arranged over three floors with a cellar, the house benefits from a south westerly facing rear garden, and retains period character while having a crisp modern finish.

Rowfant Road is an exceedingly quiet road, yet really well placed for Balham town centre with both the Underground and Overground stations. Wandsworth Common and Bellevue Road are also close by, along with a wide choice of cafés, shops and restaurants. The area is well regarded for its strong sense of community, supported by established schools.

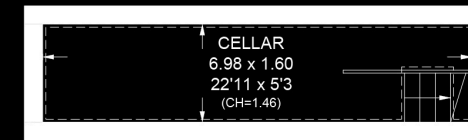


Approximate Area = 200.5 sq m / 2158 sq ft
 Cellar = 11.2 sq m / 120 sq ft
 Total = 211.7 sq m / 2278 sq ft
 Including Limited Use Area (25.8 sq m / 278 sq ft) & Eaves

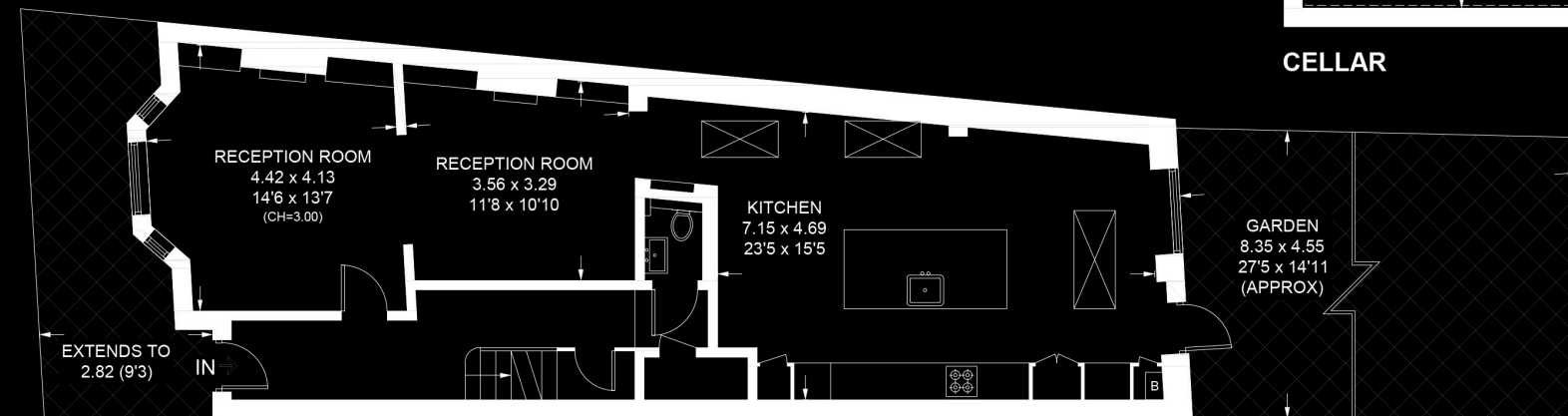


FIRST FLOOR

SECOND FLOOR



CELLAR



GROUND 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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