

Rowfant Road, SW17  
Guide Price: £600,000 - £700,000



WILFORDS  
LONDON



## Rowfant Road, SW17

£600,000 - £700,000

798 sq ft / 74 sq m

2 Bedrooms

2 Bathrooms

1 Reception Room

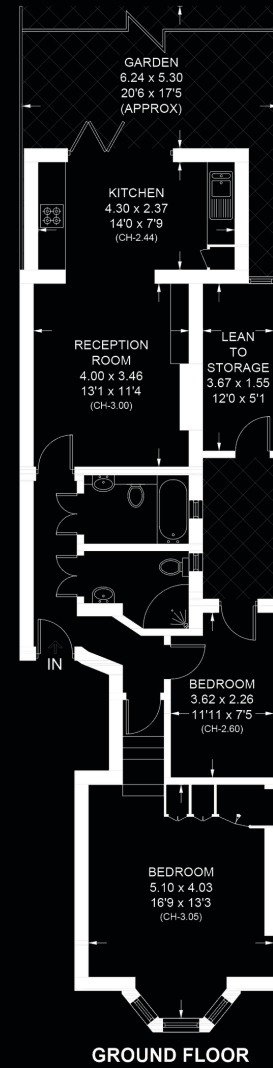
Leasehold

Occupying the ground floor of a Victorian conversion, this well proportioned two bedroom flat extends to approximately 740 square feet, with the addition of useful ancillary storage. The layout is straightforward and well balanced, with good ceiling heights enhancing the sense of volume throughout, while numerous original features have been retained, adding character and detail.

Rowfant Road is a quiet residential street within Balham, well placed for the open green spaces of Tooting Bec Common and the amenities of Balham High Road. Both Balham Underground and mainline stations are within easy reach, providing convenient access into central London..



Approximate Area = 68.6 sq m / 738 sq ft  
Lean To Storage = 5.6 sq m / 60 sq ft  
Total = 74.2 sq m / 798 sq ft



## 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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