



SW12 / SHARE OF FREEHOLD

THIS FANTASTIC THREE-BEDROOM SPLIT-LEVEL APARTMENT IS ARRANGED OVER THE LOWER GROUND FLOOR AND GROUND FLOOR OF A SMART DEVELOPMENT JUST A STONE'S THROW FROM THE AMENITIES OF BALHAM. THE ACCOMMODATION MEASURES APPROXIMATELY 1,334 SQ FT AND HAS AN EXCEPTIONAL FINISH WITH A LIGHT AND AIRY ATMOSPHERE THROUGHOUT. A HUGE DRAW TO THIS FANTASTIC FLAT IS THE GARDEN WHICH IS IDEAL FOR AL FRESCO DINING AND ENTERTAINING.

Two double bedrooms can be found on the lower ground floor of the property, both benefitting from built-in wardrobes and a lightwell which flood the rooms with natural light. The principal bedroom also has access to an en suite bathroom, and a smart family bathroom can be found conveniently alongside the second bedroom.

A further bedroom which has a bright and airy feel is at the front of the property on the ground floor. A separate w/c is adjacent to the bedroom and a large open-plan kitchen/reception room is situated at the rear of the property. The reception room offers plenty of space for both a dining area and comfortable seating area whilst the stylish kitchen benefits from both wall and base units and fully integrated appliances. This is a fantastic space for everyday living and entertaining with direct access into the property's private rear garden.

The good-sized garden is perfect for al fresco dining and entertaining, with plenty of space for outdoor furniture, potted planters, and shrubbery.

Rossiter Road is a lovely residential road located in central Balham. Balham Overground and Underground stations are within easy reach, as well as an extensive array of shops, bars and restaurants. The green open spaces of Tooting Bec Common and Wandsworth Common are also close by. There are a number of outstanding state and private schools nearby, subject to catchment each year.

Council Tax Band: E | EPC: B | Tenure: Share of Freehold | Length of Lease: 138 years 9 months

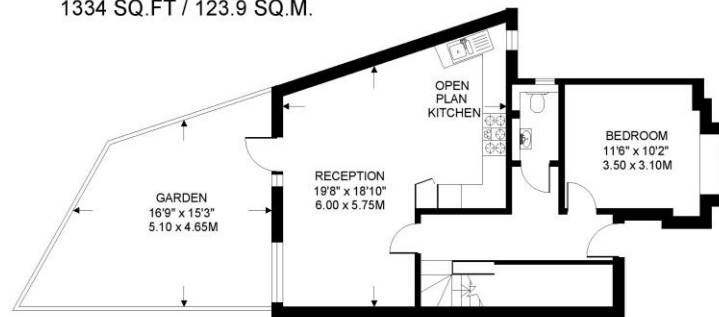


THREE BEDROOMS | OPEN-PLAN
KITCHEN / RECEPTION ROOM | EN
SUITE BATHROOM | FAMILY
BATHROOM | W/C | GARDEN



ROSSITER ROAD
LONDON SW12

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
1334 SQ.FT / 123.9 SQ.M.



GROUND FLOOR 620 SQ.FT.



LOWER GROUND FLOOR 714 SQ.FT.

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This plan is proportionally correct, but not to a given scale, and is for guidance only, and must not be relied upon as a statement of fact.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
Where a room has a sloping ceiling, the dotted line marks 1.5m height, and the measurements are shown at floor level.

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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