



Rossiter Road, Balham, SW12

3 bedroom flat - conversion for sale

£699,950

Freehold

Property Details

A versatile three double bedroom split-level flat with planning approved for a loft room, bathroom and terrace, set on a quiet and neighbourly street in the heart of Balham. The home has been recently renovated throughout, ready to live in straight away with the potential to add your own touches. Flooded with natural light through large windows, the reception is spacious with a sociable yet restful ambience, offering ample space in which to unwind or dine with family and friends. The separate kitchen is set to the rear with leafy views, contemporary in styling with ample storage creating an airy and ergonomic room in which to cook, finished with stylish tiling. Ideal for families or those wishing to rent out a room or two, the bedrooms are all doubles, peacefully nestled to the rear, away from the already quiet street. The two largest bedrooms are particularly well proportioned, separated from one another at differing points of the home. The upper third bedroom is still a comfortable double. The bathroom is stylishly neutral, equipped with a bathtub with overhead shower and integrated storage. Planning has been approved to add a loft room and terrace, and the freehold of the building is also included. *Property has been virtually staged*

Council tax band C

EPC rating D (61)

Features

- Three double bedrooms
- Period conversion
- Almost 1,000 square feet split over two floors
- Planning for loft room and terrace
- Recently refurbished
- Vast array of amenities on the doorstep
- Northern Line and National Rail an eight and nine minute walk
- Tooting Bec Common a three-minute stroll
- Freehold of the building
- Chain-free

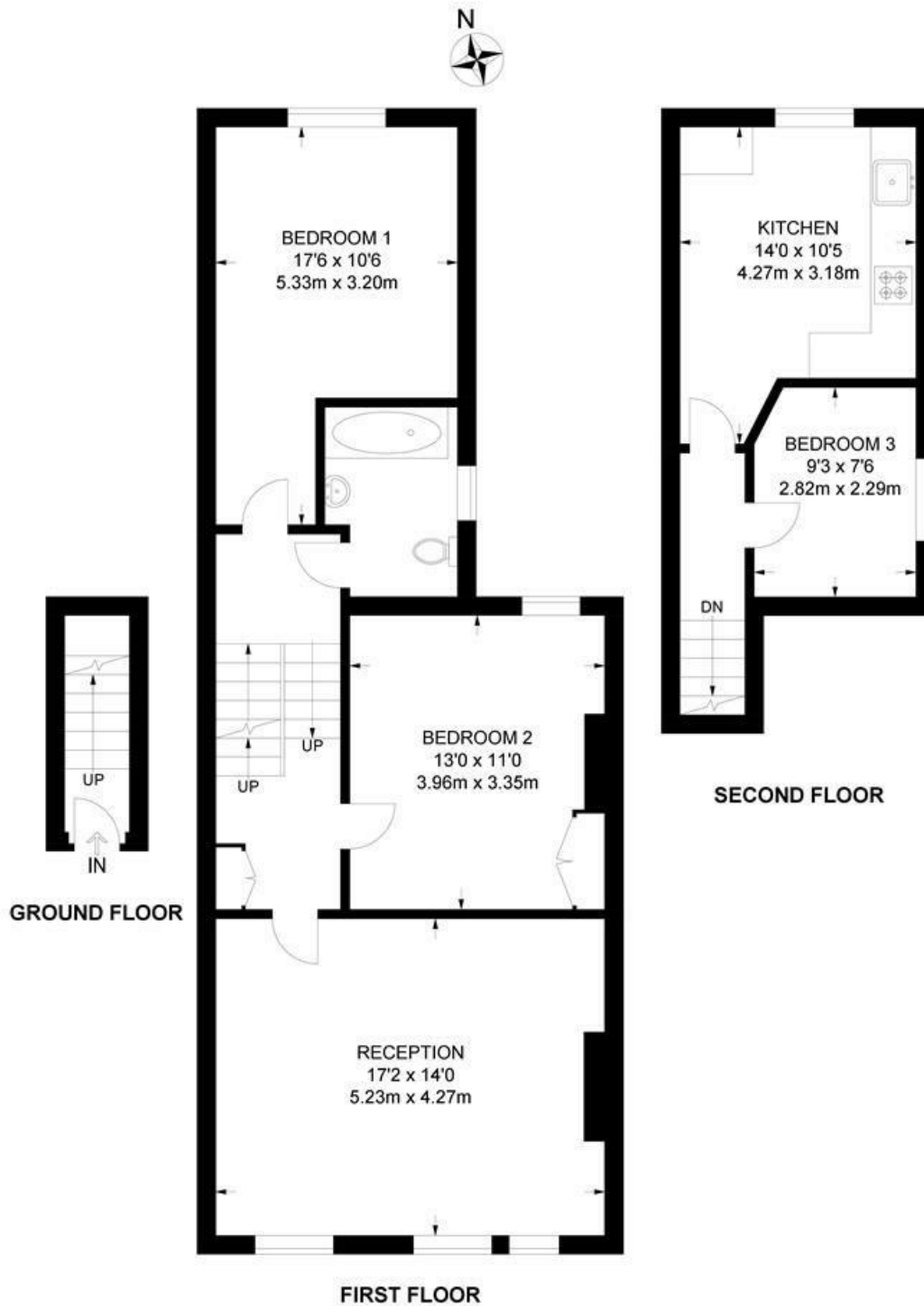


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APPROXIMATE GROSS INTERNAL AREA: 954 SQ FT / 88.6 SQ M



While we try our very best, floor plans are produced as a guide only and we take no responsibility for the precise accuracy with which any property is represented.

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