

## Rossiter Road, Balham, SW12

1 bedroom flat - conversion for sale

**£395,000**

Share of Freehold

### Property Details

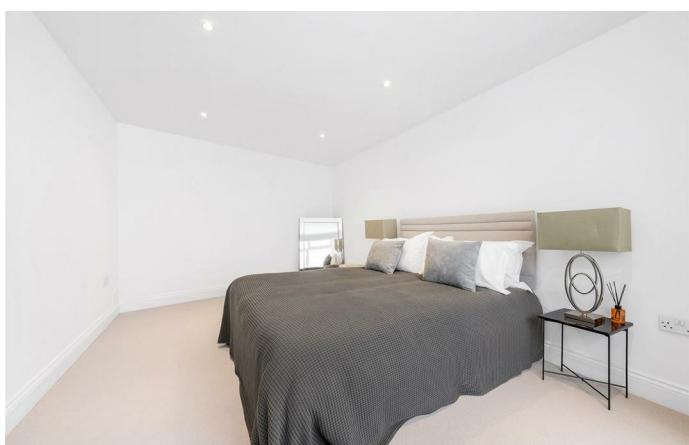
A pristine and spacious one bedroom apartment with a private entrance and study area, set within an attractive double-fronted detached conversion. Beautifully finished throughout, this elegant home blends modern comfort with thoughtful design and a rare sense of privacy. A welcoming entrance hall with built-in storage leads to the impressive reception room, offering ample space to lounge and dine. A step to the rear reveals a charming nook, ideal as a study, reading or gaming area, while further steps flow down to the sleek contemporary kitchen. Gloss-white cabinetry and contrasting black worktops create a stylish and practical cooking space, complemented by engineered wood flooring that runs throughout the social areas. Quietly positioned away from the living spaces, the generously sized bedroom enjoys plush carpets, neutral décor, and a large square sash bay window. The bathroom is beautifully appointed with marbled tiling, a rainfall shower over the bath, under-sink storage, and a heated towel rail — completing this refined and inviting Balham home.

### Features

- One large double bedroom
- Study area
- Own private entrance
- Double-fronted detached conversion
- Recently refurbished
- Neutrally presented throughout
- Vast array of amenities on the doorstep
- Northern Line and National Rail a seven and eight minute walk
- Tooting Bec Common a four-minute stroll away
- Share of freehold. Chain-free

Council tax band C

EPC rating C (74)

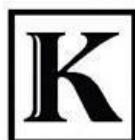
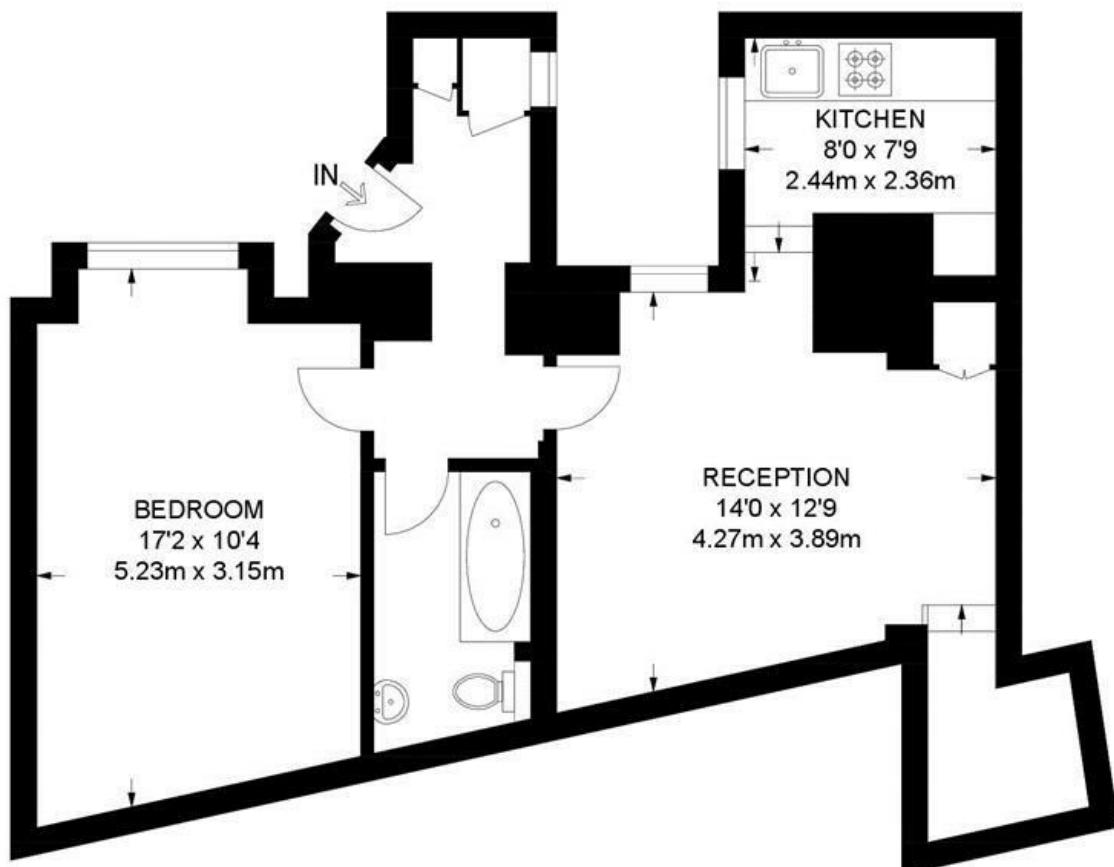


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**1 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: **654 SQ FT / 60.8 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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