

Rowfant Road  
Wandsworth  
SW17





This impeccably finished five bedroom, three bathroom, terraced home provides almost 2500sqft of space and has been refurbished to incredibly high specification. On the ground floor, there is a cosy separate sitting room with gas fire and a study area, perfect for working from home. This flows through to a generous kitchen/dining area at the rear of the property, with Crittel doors leading out to the landscaped south-west facing garden. The kitchen features fully integrated Siemens appliances and large kitchen island, making it a great space for entertaining.

The first floor is comprised of a main bedroom with dressing area and en-suite bathroom, a utility cupboard, as well as a double bedroom and family bathroom. On the second floor, there are three further bedrooms and a shower room.



*Rowfant Road is a popular road as it is ideally situated a short walk to the shops and restaurants of Balham High Road and Bellevue Road. It is also known as a particularly peaceful street with very little traffic. There are good transport links both by bus on Balham High Road and train from Balham or Wandsworth Common Stations offering frequent trains to Victoria/Waterloo via Clapham Junction.*





**Rowfant Road, SW17**

Approximate Gross Internal Area : 231.60 Sq. metres  
 (Including Eaves Storage) 2492 Sq. feet  
 Eaves Storage Area : 6.50 Sq. metres  
 70 Sq. feet



Not to scale, for guidance only and must not be relied upon as a statement of fact.  
 All measurements and areas are approximate only

Knight Frank

26 Bellevue Road  
 Wandsworth SW17 7EB

**We would be delighted to tell you more.**

**Sam Sproston**

sam.sproston@knightfrank.com



**Connecting people & property, perfectly.**

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated [xxxxxxxx 20xx]. Photographs and videos dated [xxxxxxxx 20xx].

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.