

















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.



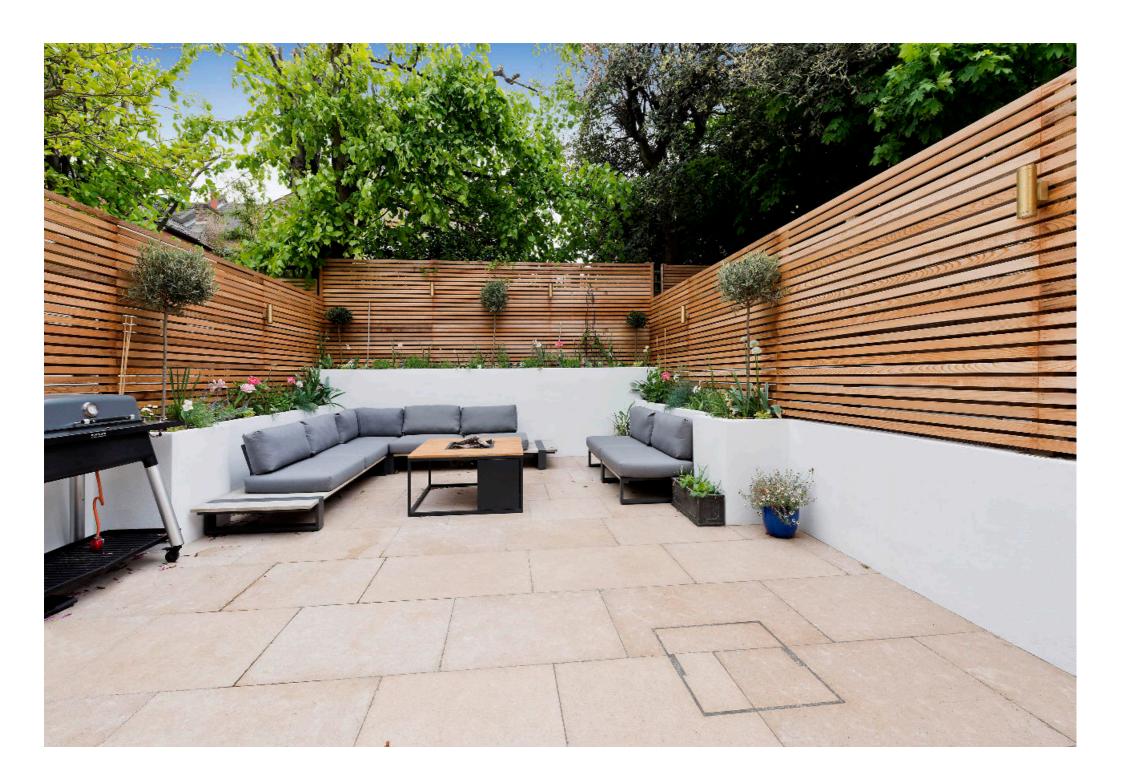
Rowfant Road is a popular road as it is ideally situated a short walk to the shops and restaurants of Balham High Road and Bellevue Road. It is also known as a particularly peaceful street with very little traffic. There are good transport links both by bus on Balham High Road and train from Balham or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













Not to scale, for guidance only and must not be relied upon as a statement of foot.
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.

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