



## Rudloe Road, SW12

£799,950

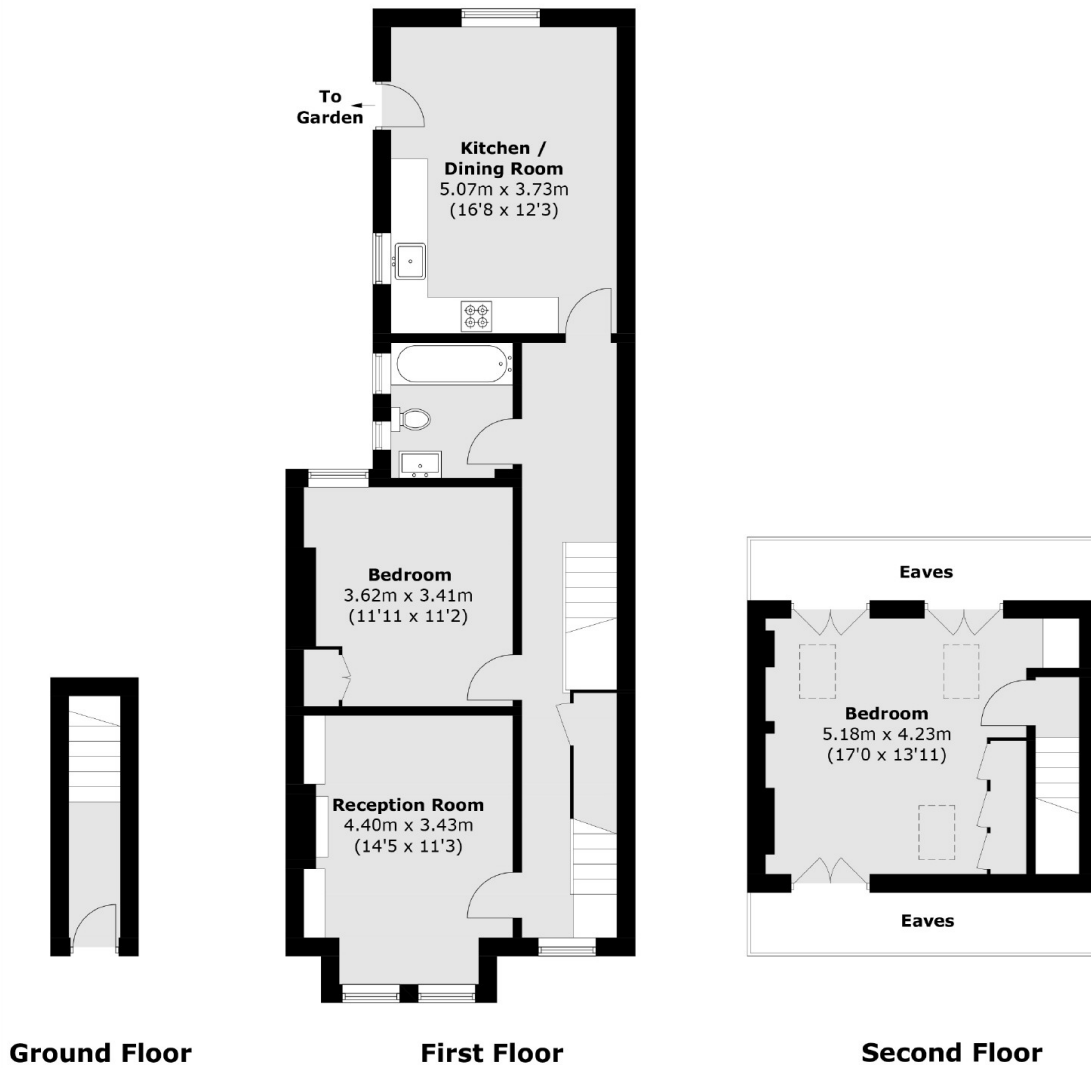
This exceptional split-level period conversion expertly blends impressive entertaining and living space with effortless functionality. The accommodation extends to a vast 1,020 sq.ft and comprises a spacious forward-facing reception room with a bay window, bespoke alcove cabinetry and feature fireplace, a separate kitchen/breakfast room including a range of integrated applies and ample room to dine, two double bedrooms with fitted wardrobes and a bathroom. Outside there is a pretty and private garden.

Rudloe Road is a tree-lined residential street moments from both Abbeville Village and Balham Hill, with their many local, shops, restaurants and bars, Clapham Common & Clapham South Station (Northern Line), just a short stroll away.

### Features

- Split Level Period Conversion
- Large Reception Room
- Kitchen/Breakfast Room
- Two Bedrooms
- Family Bathroom
- Private Garden

Rudloe Road,  
London, SW12



Total area (approx.): 94.8 sq. m (1,020.4 sq. ft)  
(Excluding Eaves)