

## **PORTERS ESTATE AGENTS**

RESIDENTIAL SALES, LETTINGS & MANAGEMENT

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## Rowfant Road Balham SW17 7AP - £1,350,000 Freehold



Council Tax: London Borough of Wandsworth Band G

£1650.12 for 2025/2026

NO CHAIN INVOLVED

An exciting opportunity to acquire this Victorian house with lots of potential for an incoming buyer to extend and refurbish. This attractive house offers double reception room, kitchen/breakfast room, four bedrooms, three bathrooms, staircase to unconverted loft and rear garden.

Rowfant Road is a quiet and popular residential road located off Marius Road and within walking distance of Wandsworth Common and Balham Station.

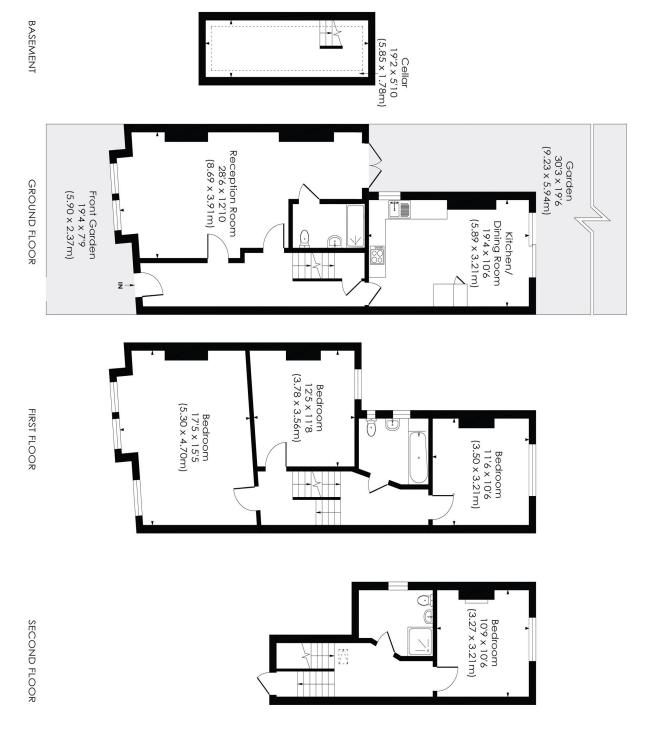
- Victorian House, could this be your project?
- Sought after road
- Four Bedrooms
- Potential to extend subject to planning permissions
- Private rear walled Garden
- Double Reception Room
- Spacious Kitchen/Breakfast Room
- Walking distance to Wandsworth Common
- Short walk to Balham Station

## **ROWFANT ROAD, SW17**

Approx. Gross Internal Floor Area

1723 Sq. ft/160.11 Sq. m (Including Reduced Height)
1611 Sq. ft/149.70 Sq. m (Excluding Reduced Height)







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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.