

Rossiter Road, Balham, SW12

2 bedroom flat - conversion for sale

£600,000

Share of Freehold

Property Details

A pristine and stylish two double bedroom, two bathroom split-level apartment, set over the upper floors of an attractive double-fronted detached conversion. Beautifully finished throughout, this contemporary home offers a superb balance of light, privacy, and sociable space. Set within a converted detached house, the property's elevated position ensures a bright, private ambience. The intelligent split-level layout places both double bedrooms downstairs and the open-plan living areas above — ideal for entertaining without concern for noise transfer. A charming stairwell leads to the expansive reception room, featuring charming lofted ceilings, dual-aspect windows with rooftop views and a skylight. The modern kitchen forms a sociable horseshoe layout with gloss-white cabinetry, black worktops, and warm-toned engineered wood flooring. Downstairs, both bedrooms are generous and neutrally presented with plush carpets, set apart for privacy. The principal bedroom includes a stylish en-suite, while the second enjoys fitted wardrobes and use of the elegant main bathroom, complete with marbled tiling, bathtub and rainfall shower.

Council tax band D EPC rating C (71)

Features

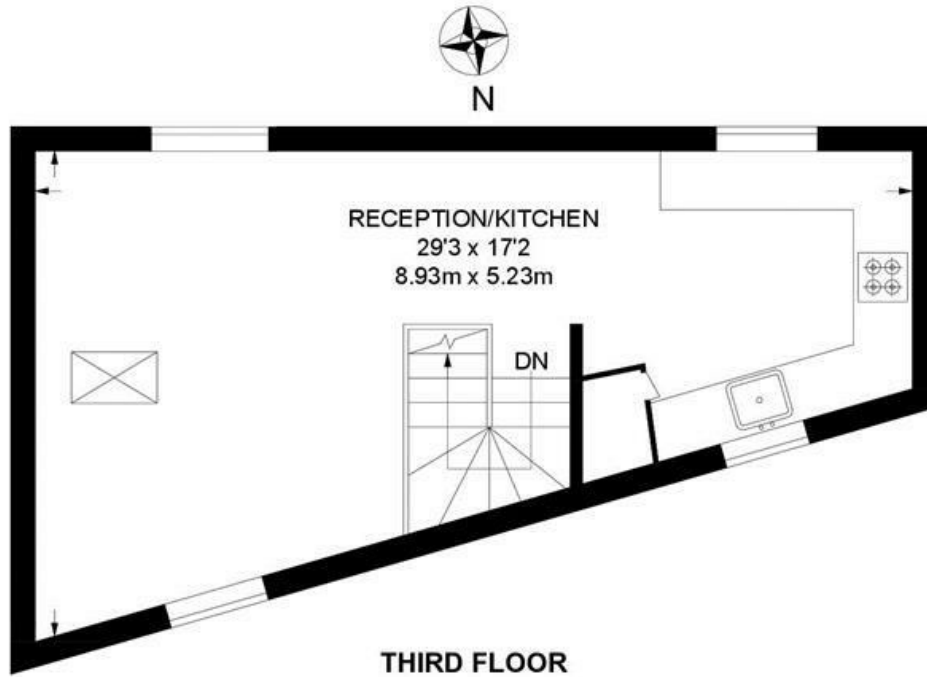
- Two double bedrooms
- Two bathrooms
- Split-level home
- Double-fronted detached conversion
- Recently refurbished
- Neutrally presented throughout
- Vast array of amenities on the doorstep
- Northern Line and National Rail a seven and eight minute walk
- Tooting Bec Common a four-minute stroll away
- Share of freehold. Chain-free



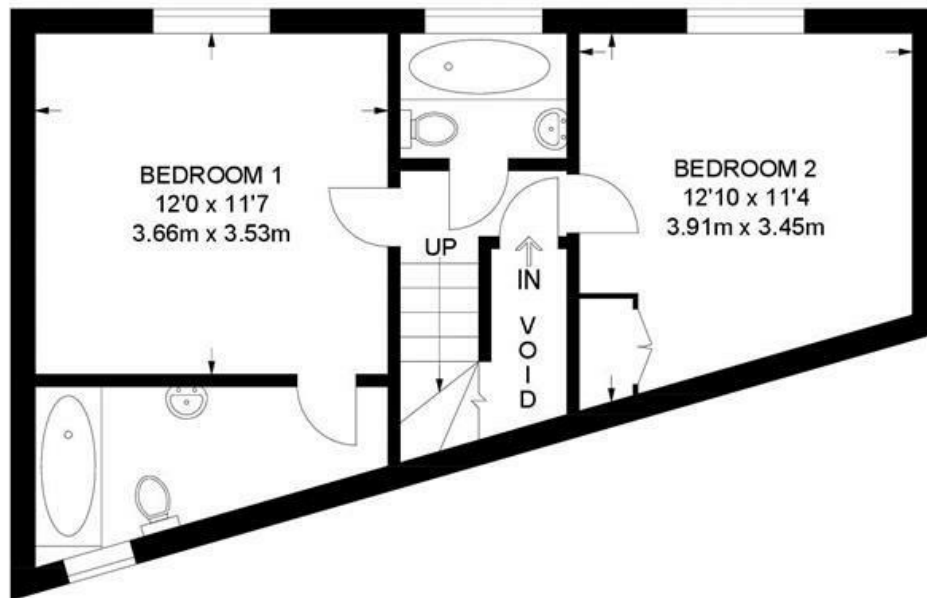
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APPROXIMATE GROSS INTERNAL AREA: **791 SQ FT / 73.5 SQ M**



THIRD FLOOR



SECOND FLOOR



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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