

# RUDLOE ROAD, SW12

## £875,000

- 1,206 sq ft
- Open plan reception
- Three double bedrooms
- Two bathrooms
- Roof terrace
- Separate study





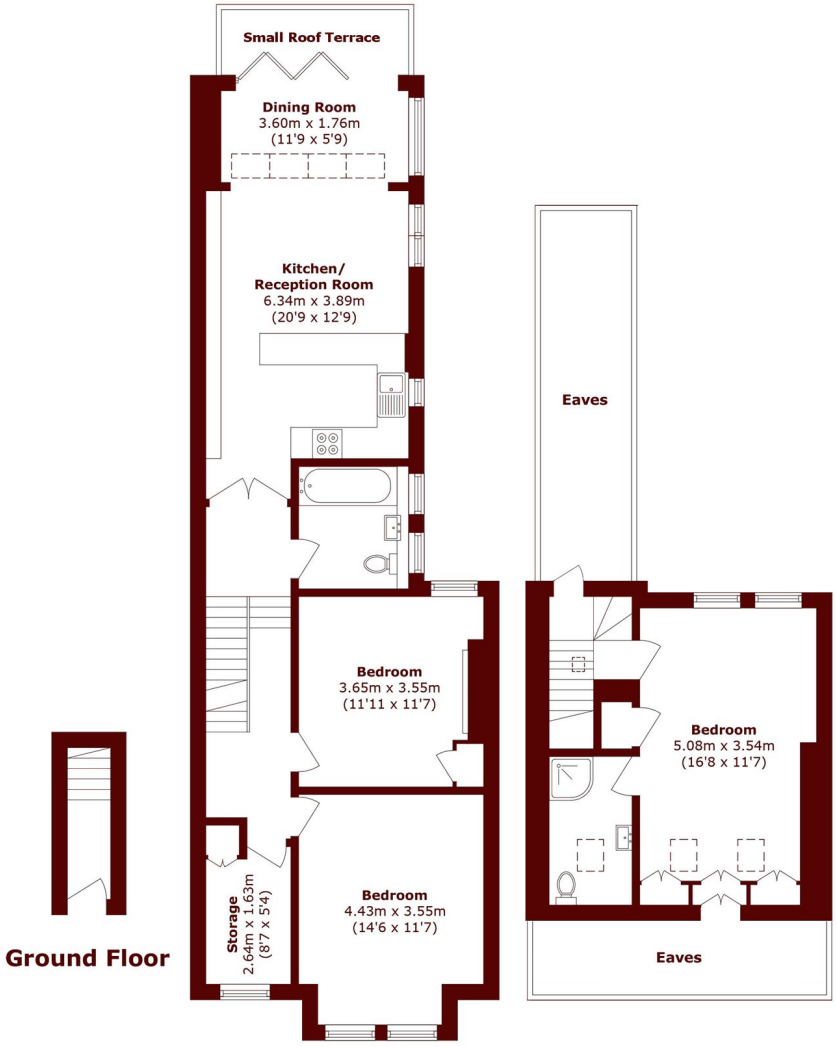
# ABOUT THE PROPERTY

A split level period conversion of 1200 sq ft which is in excellent condition throughout with a bright open plan reception / kitchen, with bi-folding doors onto a sunny roof terrace, three large double bedrooms and a study.

Rudloe Road is just moments away from the popular Abbeville Village, not too far either from the centre of Balham and Clapham South tube station is within easy reach also.



# STEP INSIDE
## RUDLOE ROAD




Total area (approx.): 112.1 sq. m (1206.6 sq. ft)
(Excluding Eaves)
Terrace area (approx.): 4.5 sq. m (48.4 sq. ft)


Battersea
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Energy Rating: C We aim to make our particulars both accurate and reliable. However, they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order


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