



# PORTERS ESTATE AGENTS

RESIDENTIAL SALES, LETTINGS & MANAGEMENT

ANDREW CROFT & CO  
SOLICITORS & NOTARY PUBLIC



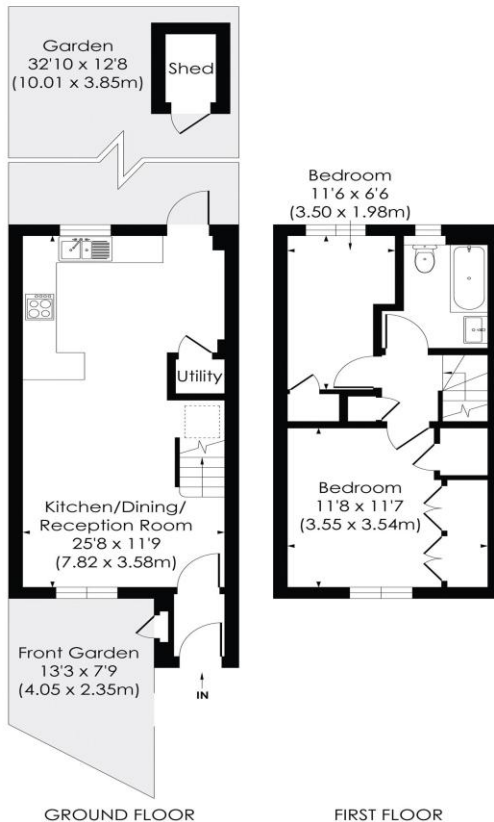
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# Rosethorn Close, Balham. SW12 0JP.

## ROSETHORN CLOSE, SW12

Approx. Gross Internal Floor Area  
617 Sq. ft/57.34 Sq. m



We are delighted to present this well maintained two-bedroom modern home, ideally positioned in a quiet cul-de-sac, close to all amenities. The home boasts a bright and spacious open-plan lounge and dining area, thoughtfully designed to create a welcoming living space. Large doors lead seamlessly onto the rear garden—perfect for relaxing or entertaining. This charming home has been cared for and further benefits from allocated parking to the front of the property. Ideally located, it offers a pleasant walk to Clapham South Underground Station (Northern Line), as well as easy access to the vibrant amenities of Clapham and the green open spaces of Tooting Bec Commons. A wonderful opportunity to acquire a comfortable and conveniently located home in a great setting.

- QUIET CUL-DE-SAC
- SPACIOUS OPEN PLAN RECEPTION / KITCHEN
- Two Bedroom Home
- Allocated Parking Bay
- Luxury Fitted Kitchen Overlooking Garden
- Modern White Bathroom Suite
- Walking Distance to Clapham Northern Line
- Well Located for Clapham and Tooting Bec Commons

**OIEO: £650,000. Freehold.**

**Council Tax: London Borough of Lambeth  
Band D £2,047 2026/27.**



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