

**Rossiter Road, Balham, SW12**

3 bedroom flat - conversion for sale

**£795,000**

Share of Freehold

## Property Details

A pristine and versatile three bedroom, two bathroom ground floor garden flat, set within an attractive double-fronted detached period conversion in the heart of Balham. Combining contemporary design with timeless charm, this elegant home offers beautifully finished interiors and a private, low-maintenance garden. The open-plan reception and kitchen form the heart of the home, flooded with light from skylights and a wall of glass doors opening to the garden. Sleek glossy cabinetry, contrasting black worktops, and a stylish breakfast bar create a sociable, modern space with engineered wooden flooring throughout. The garden, paved and framed by a white rendered wall, offers privacy and tranquillity — perfect for al fresco dining or relaxing outdoors, with Tooting Bec Common close by. Three neutrally presented bedrooms include a principal suite with fitted wardrobes and en-suite shower room, a spacious second bedroom with fitted storage, and a versatile third bedroom. A marbled family bathroom with rain shower and under-sink storage completes this superb Balham home.

Council tax band D    EPC rating C (71)

## Features

- Three bedrooms
- Two bathrooms
- Low-maintenance private garden
- Double-fronted detached conversion
- Recently renovated
- 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

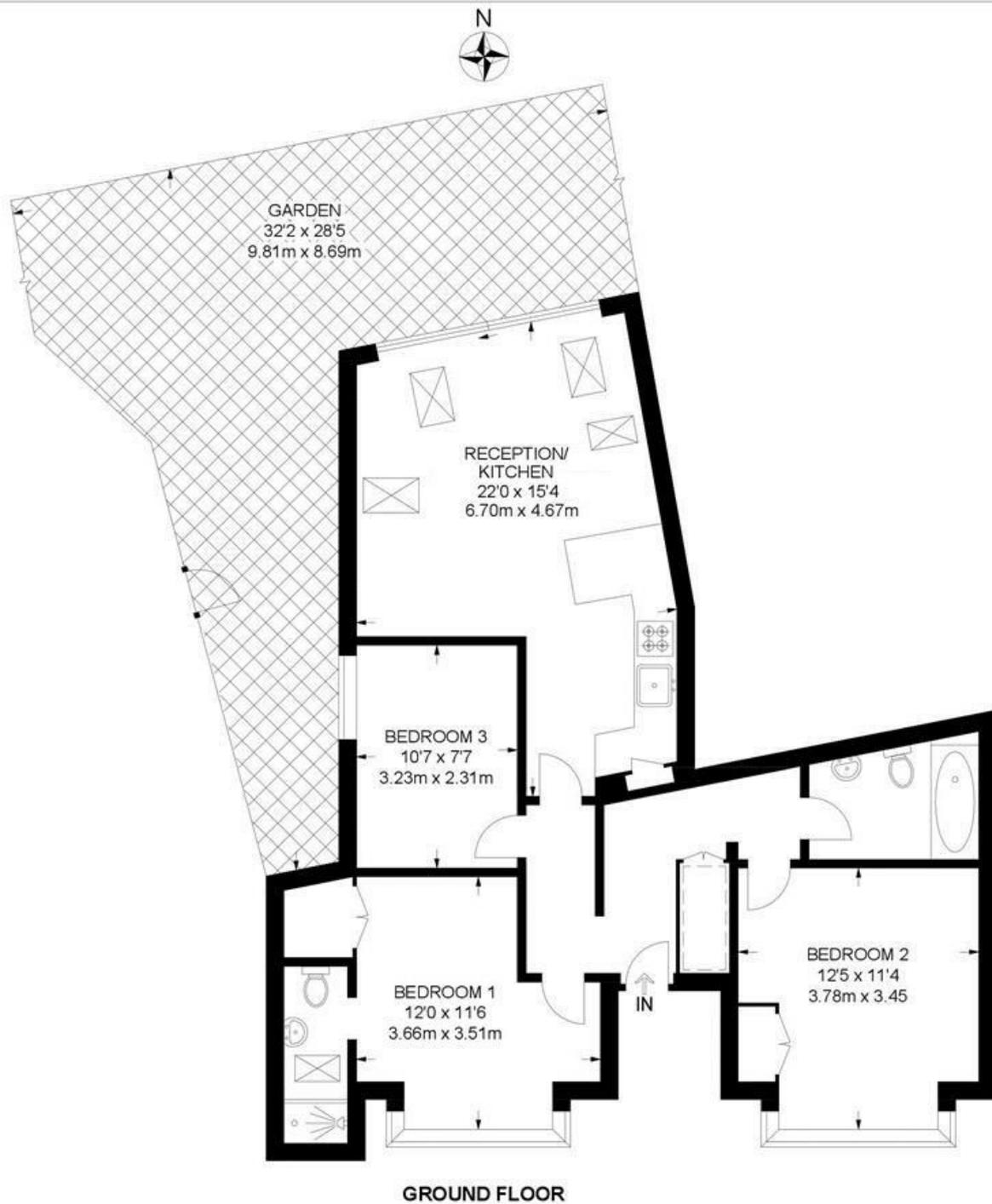




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APPROXIMATE GROSS INTERNAL AREA: **851 SQ FT / 79 SQ M**



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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