



RODMILL LANE, SW2
£725,000 FREEHOLD

THIS EXQUISITE TWO BEDROOM MEWS
HOUSE HAS BEEN BUILT TO THE HIGHEST
STANDARD, OFFERING STYLISH OPEN PLAN

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DESCRIPTION

Nestled away from the hustle and bustle of Brixton Road, Rodmill Lane is a peaceful no-through road that offers the perfect balance of city living and quiet surroundings. This stunning mid-terrace house has been built to the highest standard, boasting stylish open-plan living and two generously sized double bedrooms on the first floor.

When you enter the main hallway, you'll feel a sense of space and light flowing seamlessly into the spectacular open-plan reception room. This space is perfect for entertaining guests or relaxing in the sunshine, with large French doors opening onto a private patio area and communal gardens. The fully fitted kitchen is located at the front of the house and features high-end built-in appliances. The adjacent utility area provides convenient plumbing for a washing machine and tumble dryer and additional pantry-style storage. The ground floor also benefits from a cloakroom.

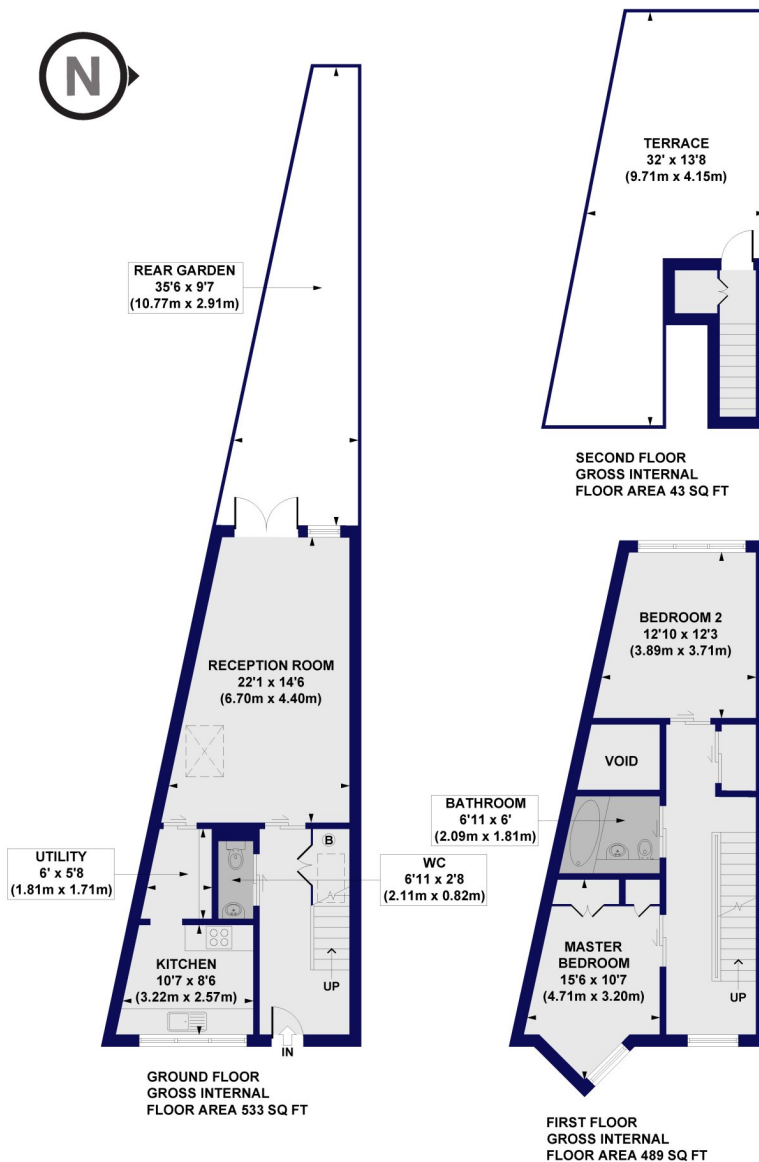
The magnificent staircase leads to two generously sized double bedrooms and a beautiful bathroom upstairs. The top floor boasts a superb, larger-than-average roof terrace, providing the perfect spot to enjoy a morning coffee or evening cocktail while taking in the stunning south-facing views.

Triple-glazed windows are fitted throughout the house, ensuring low energy bills and a peaceful, quiet living environment. Underfloor heating is also installed throughout the property, providing a comfortable and cosy living space. Additionally, Ethernet is available throughout the house, providing fast and reliable internet connectivity.

Residents, family, and friends can enjoy free parking on Rodmill Lane, making it easy to host visitors or commute by car. Rodmill Lane is close to an array of amenities, including coffee shops, restaurants, and bars. It also benefits from being a stone's throw away from Balham, Clapham, Herne Hill, and Dulwich. Commuting is made easy with frequent bus routes to Brixton Underground, providing swift connections to central London via the Victoria Line and Northern Line tube stations.



Rodmill Lane, SW2
Approx. Gross Internal Floor Area 1065 sq. ft / 99.00 sq. m
(Excluding Void)



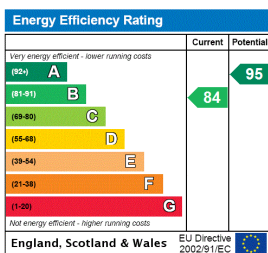
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Tenure: Freehold
Term: Expires -
Service Charge: £740 per annum
Ground Rent: £ 0 Annually (subject to increase)
Council Tax Band:

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



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