



ROMBERG ROAD, SW17  
**£1,250,000 FREEHOLD**

## AN EXCEPTIONAL FOUR BEDROOM FAMILY HOME CLOSE TO TOOTING BEC TUBE.

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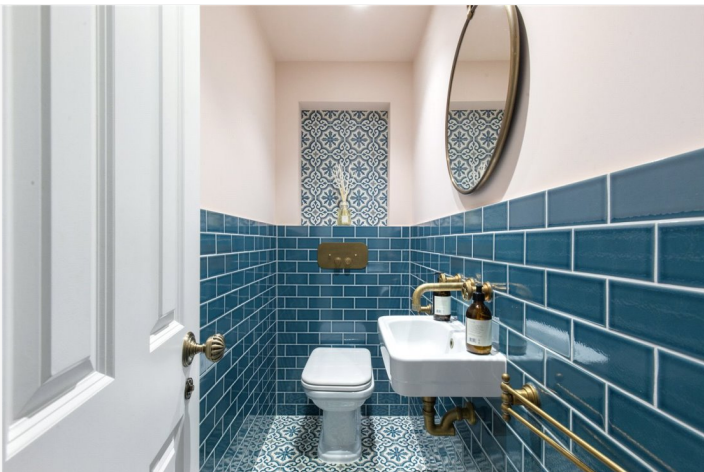


### DESCRIPTION:

A charming four bedroom family home which has been beautifully refurbished, extended and maintained by the current owner whilst retaining many original period features throughout. The elegant double reception room to the front of the property is beautifully presented with solid oak floors, stunning fireplaces and a large bay window allowing plenty of natural light to flow through. To the back of the property is the amazing extended kitchen. The current owners have installed a stunning bespoke kitchen with integral appliances, separate island, underfloor heating and exposed brick wall. Crittall French doors lead you on to the wonderful garden which is partly paved and partly grass. The property also has a basement which boasts a large utility room and separate WC.

On the first floor, there are three bedrooms and a contemporary family bathroom with underfloor heating. The loft comprises the master bedroom with a walk in wardrobe, Juliet balcony and a further bathroom.

Romberg Road is a pretty residential street, situated close to the green open spaces of Tooting Common as well as the local amenities of Balham High Road. Transport can be found close by at Tooting Bec Underground station or the Overground/Underground stations at Balham. There are also a number of outstanding state and private schools nearby, subject to catchment each year.



# Romberg Road, SW17

Approx. Gross Internal Area 1827 sq. ft / 169.75 sq. m (Including Restricted Height Area & Eaves)  
 Approx. Gross Internal Area 1704 sq. ft / 158.35 sq. m (Excluding Restricted Height Area & Eaves)



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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.

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
(92-100)	A		82
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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