



ROWFANT ROAD, SW17  
£850,000 SHARE OF FREEHOLD

# AN IMMACULATELY PRESENTED TWO DOUBLE BEDROOM GROUND FLOOR GARDEN FLAT

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## DESCRIPTION:

A charming ground floor garden flat, impeccably maintained, and offering two generously proportioned double bedrooms, alongside a share of freehold ownership.

Renovated within the last four years, this residence radiates elegance and comfort. The luminous reception room is adorned with an original Victorian fireplace and intricate cornicing, creating a welcoming ambiance.

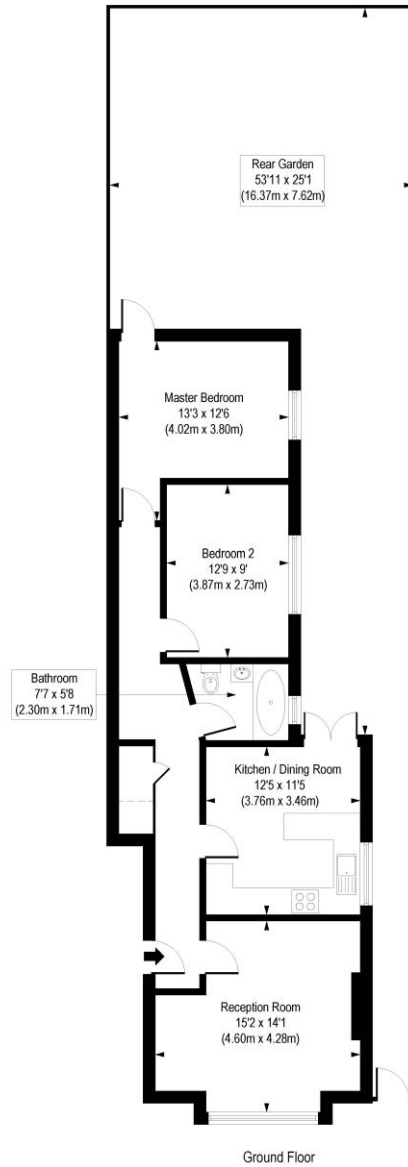
The kitchen, thoughtfully designed by Magnet, seamlessly combines style and functionality, featuring convenient access to the South-facing rear garden ideal for outdoor relaxation and entertaining. The bathroom boasts underfloor heating while both double bedrooms provide ample space, with one affording direct access to the meticulously tended rear garden.

Within a short stroll, you'll find yourself amidst the vibrant bustle of Balham High Road and Hildreth Street Market, boasting a variety of dining options, charming cafes, and inviting local pubs. Wandsworth Common and Tooting Common are also conveniently close by.



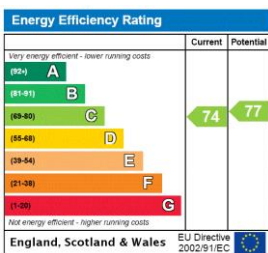
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Approx. Gross Internal Floor Area 773 sq. ft / 71.8 sq. m



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.

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