



 **RAMPTON
BASELEY**

ROSSITER ROAD, SW12 / LEASEHOLD



THIS FANTASTIC TWO-BEDROOM FLAT IS ARRANGED OVER THE GROUND FLOOR OF A STUNNING VICTORIAN BUILDING AND IS BEAUTIFULLY PRESENTED THROUGHOUT WITH A GREAT FEELING OF LIGHT AND SPACE. THE PROPERTY MEASURES APPROXIMATELY 912 SQUARE FEET, WITH AN EXCEPTIONAL GARDEN.

The property opens to a light and spacious open plan kitchen living room that benefits from grand Victorian proportions and wooden flooring throughout. The reception room also boasts a feature fireplace, large bay window and built in cabinetry flanking the chimney breast. The kitchen dining space is located to the rear of the room. The kitchen itself has been fitted with plenty of wall and base units and integrated appliances. There is plenty of room for a dining table and pretty double doors open to a substantial landscaped garden measuring over 65 feet in length with patio.

The master bedroom is located to the rear of the property and is well presented, with plenty of natural light and a door leading into the garden. A second double bedroom, currently arranged as a dressing room, and a good-sized bathroom can also be found toward the rear of the property and completes the ground floor accommodation. The flat further benefits from a cellar room with built in storage and provides a useful space that can be used as a study or further reception room.

Rossiter Road is a lovely residential road located in Central Balham. Balham Overground and Underground stations are within easy reach as well as an extensive array of shops, bars and restaurants. The green open spaces of Tooting Bec Common are also close by.

Ground floor flat | Two double bedrooms | Kitchen living room | Bathroom | Large garden | Cellar

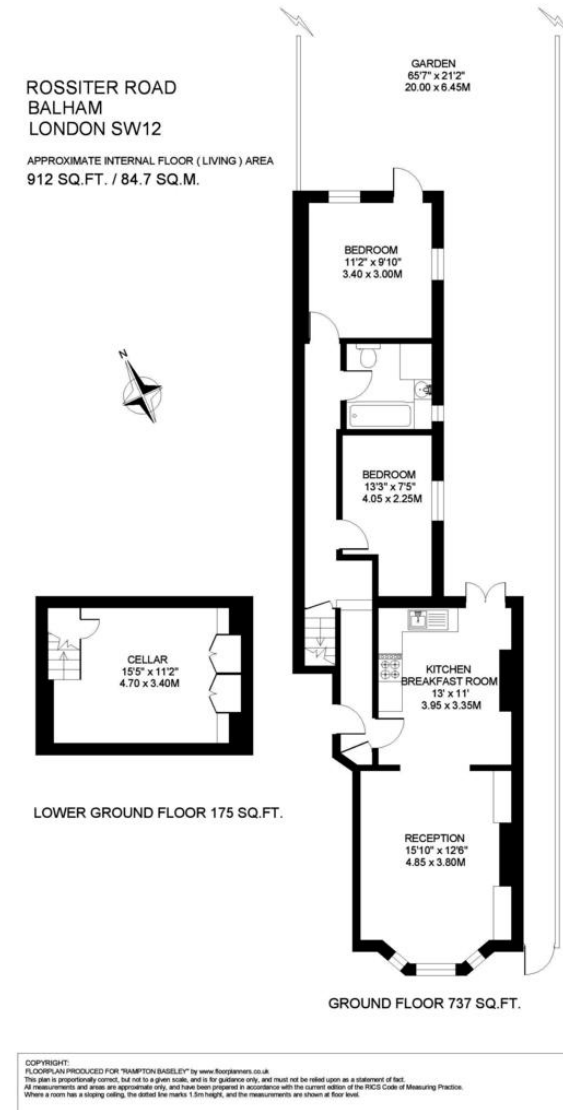
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF RAMPTON BASELEY ESTATE AGENTS

ROSSITER ROAD
BALHAM
LONDON SW12

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
912 SQ.FT. / 84.7 SQ.M.



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