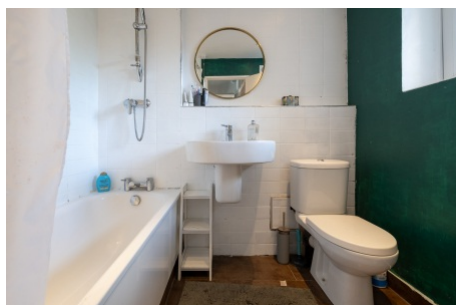


Rokeby House, Lochinvar Street, Balham SW12

Tenure: Leasehold Borough: Wandsworth

£350,000

- Smart one bedroom flat with balcony
- Great location close to high street

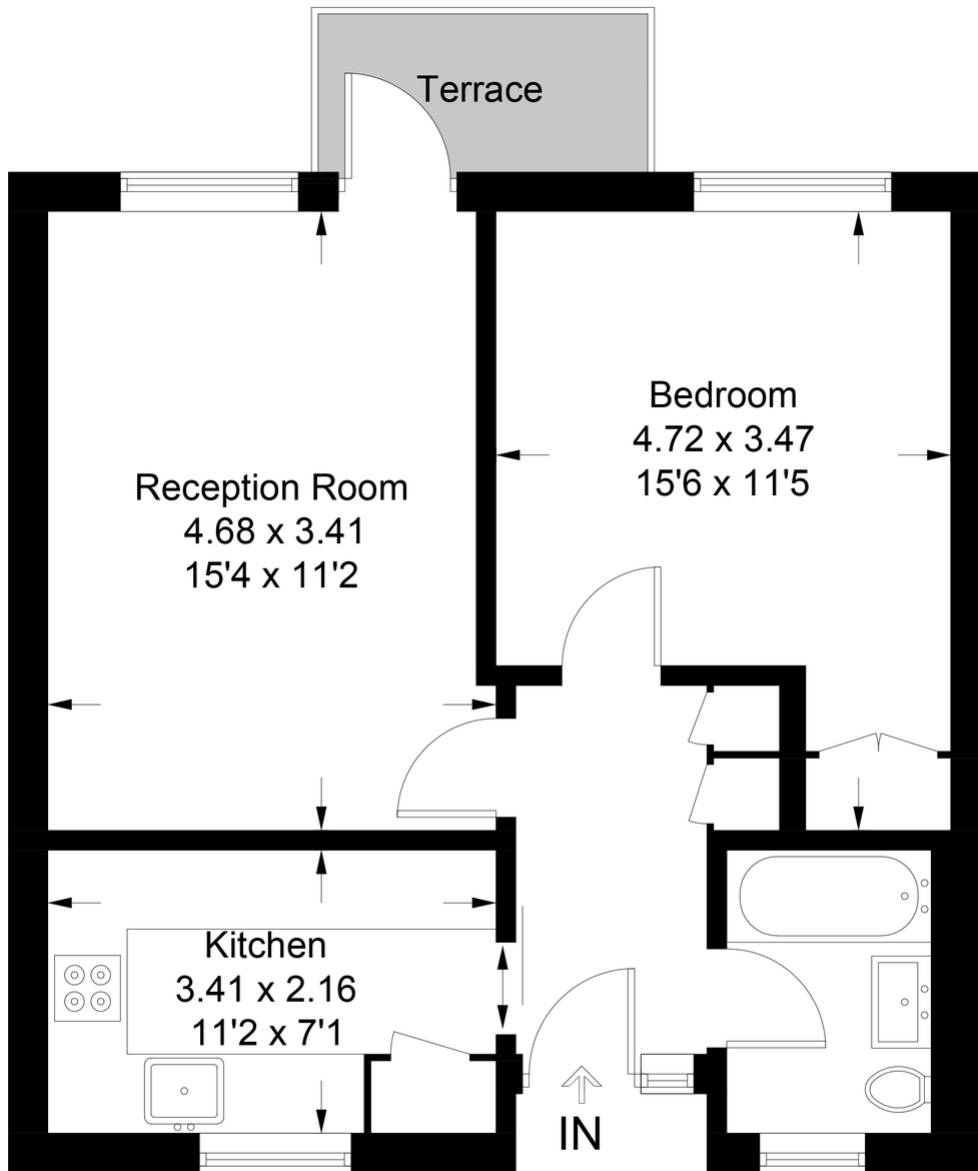


A bright one bedroom flat with smart modern kitchen and spacious reception room with adjoining balcony which overlooks the well maintained communal gardens. The flat is located on the first floor of a purpose built block located on a quiet cul-de-sac just off Balham High Road. Clapham South on the northern line is a short walk or Balham overground is just a little further to the south to give two good commuter links to the city. Shops, cafes, bars and restaurants are all on your doorstep and the open spaces of Clapham Common are also nearby.

Tenure: Leasehold

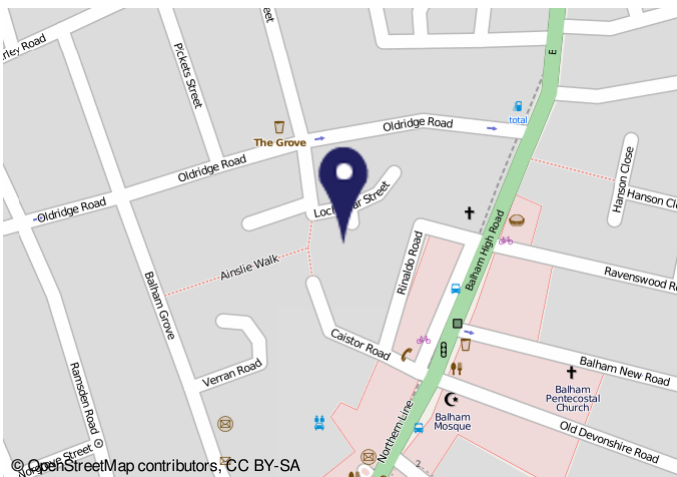
Rokeby House

Approximate Floor Area = 47.2 sq m / 508 sq ft



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1011698)



Important Notice
In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.