



RODMILL LANE, SW2
£700,000 FREEHOLD

STYLISH TWO-BEDROOM HOME WITH ROOF TERRACE AND EXCELLENT TRANSPORT LINKS

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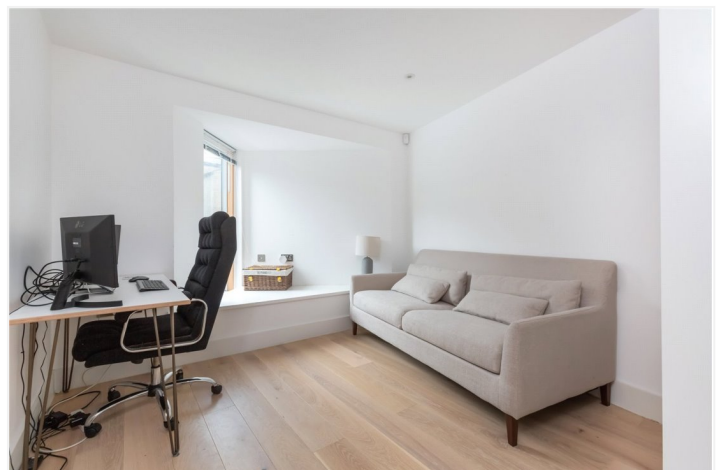


DESCRIPTION:

This contemporary two-bedroom property is ideally situated on Rodmill Lane, offering free parking for residents and visitors, making it convenient for hosting friends and family or commuting by car. The property benefits from close proximity to various amenities, including coffee shops, restaurants, and bars, while also being well-connected to Balham, Clapham, Herne Hill, and Dulwich.

The ground floor boasts a spacious open-plan living and dining area, filled with natural light from the large windows and skylight, providing a welcoming space for relaxation and entertainment. The modern kitchen is fully equipped with high-quality appliances and plenty of storage, perfect for home chefs. Upstairs, the property features two generously sized bedrooms, including a master suite with ample wardrobe space and large windows that fill the room with natural light. The additional bedroom offers flexibility for use as guest room, home office, or children's room. The family bathroom is designed with modern fittings, providing a sleek and calming space.

Outside, the property enjoys a beautifully designed roof terrace, ideal for outdoor dining, entertaining, or simply unwinding while taking in the views of the surrounding area. The garden area offers additional outdoor space, perfect for children to play or for enjoying sunny afternoons. Rodmill Lane is well-served by frequent bus routes to Brixton Underground, providing quick access to central London via the Victoria and Northern lines, making it an excellent choice for commuters.





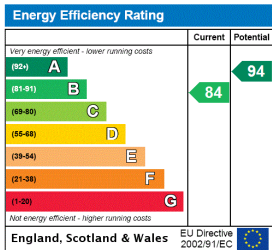
Rodmill Lane, SW2
Approx. Gross Internal Floor Area 1070 sq. ft / 99.41 sq. m (Excluding Void)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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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

Service Charge: £740 per annum

Council Tax Band: E

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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