



2-4
ROSSITER
ROAD
LONDON
SW12 BALHAM





CONTEMPORARY LUXURY LIVING IN THE HEART OF BALHAM

A development of two large houses and four large duplex apartments

HOUSES

The Houses are over 2,000 square feet each and arranged over four floors with rear garden and terraces off both the master and second bedrooms. They offer really flexible accommodation which would suit a variety of requirements.



“Flexible accommodation which would suit a variety of requirements.”



"The Maisonettes are very spacious with the largest two measuring over 1,300 square feet"

UPPER MAISONNETTES

The upper maisonettes are spacious, measuring circa 780-860 square feet and are arranged over the first and second floors. They have two terraces, off the top and first floors.

LOWER MAISONNETTES

The lower maisonettes are very spacious measuring over 1,300 square feet and are arranged over the ground and lower ground floors. They have a patio off the lower floor and a private garden off the upper floor.

BEST ADVICE IN PROPERTY: LOCATION, LOCATION, LOCATION

It is rare that newly built properties are situated in such a convenient location, but this stunning development of stylish and contemporary, newly built homes is situated right in the heart of Balham. This vibrant area ticks all the boxes for local amenities with excellent transport links including tube and overground rail services just a short walk away, as well as a plethora of supermarkets, shops, pubs, bars and restaurants nearby. The location is hard to beat for convenience.



"Excellent transport links including tube and over ground rail services."

GETTING TO WORK IS HARD ENOUGH

Why endure a long trek to the station when you could live this close? The first time you leave your new home in Rossiter Road on a cold, wet morning you will really appreciate the convenience of its location.

SELL YOUR CAR IT'S ALL ON YOUR DOOR STEP!

- Balham Northern Line Tube Station
- Balham Railway Station
- Clapham Common, Tooting Bec Common and Wandsworth Common
- Waitrose
- Sainsburys
- Pizza Express
- Cafe Nero
- Starbucks
- Open air market stalls
- Organic store
- Many great independent restaurants, bars and retailers



FASHIONS FADE, STYLE IS ETERNAL

Style truly is eternal and it is immediately apparent at 2-4 Rossiter Road where great care has been taken in choosing the interior finishes. These stunning homes will be finished to an exacting standard with ultra-contemporary, stylish materials and fittings, which create an elegance you will be proud of

Details to note*:

- Engineered oiled oak flooring
- Under floor heating
- Oak internal doors
- Contemporary high gloss lacquered white kitchens
- Granite work surfaces
- Velfac double glazed windows and doors
- Natural stone paved gardens
- First Floors with rear terrace
- Top Floors with front terrace
- Stylish bathroom suites with contemporary fittings
- Heated towel rails (in addition to under floor heating)
- Italian porcelain tiling
- Chrome electrical fittings
- Low voltage lighting
- Colour video entry phone system
- Alarm system
- Houses have galleried reception rooms

* For guidance only. Fittings may vary and purchasers are advised to inspect the property they wish to purchase.



“Ultra-contemporary and stylish materials and fittings”

STYLE BACKED BY SUBSTANCE

Location is an important issue when choosing a new property to buy but equally important is how it has been built. Our client takes great pride in what they do and strive to create homes which offer high standards in design, construction and finishes, combined with generous room sizes.

They have built 2-4 Rossiter Road using an insulated concrete form (I.C.F.) system called Quadlock rather than a timber frame system which is very common in New Homes. They believe that this method of construction creates a much more solid finish which provides optimum sound and heat insulation and energy efficiency.

These properties are also backed by the security of a 10 year New Home Warranty from Premier Guarantee.

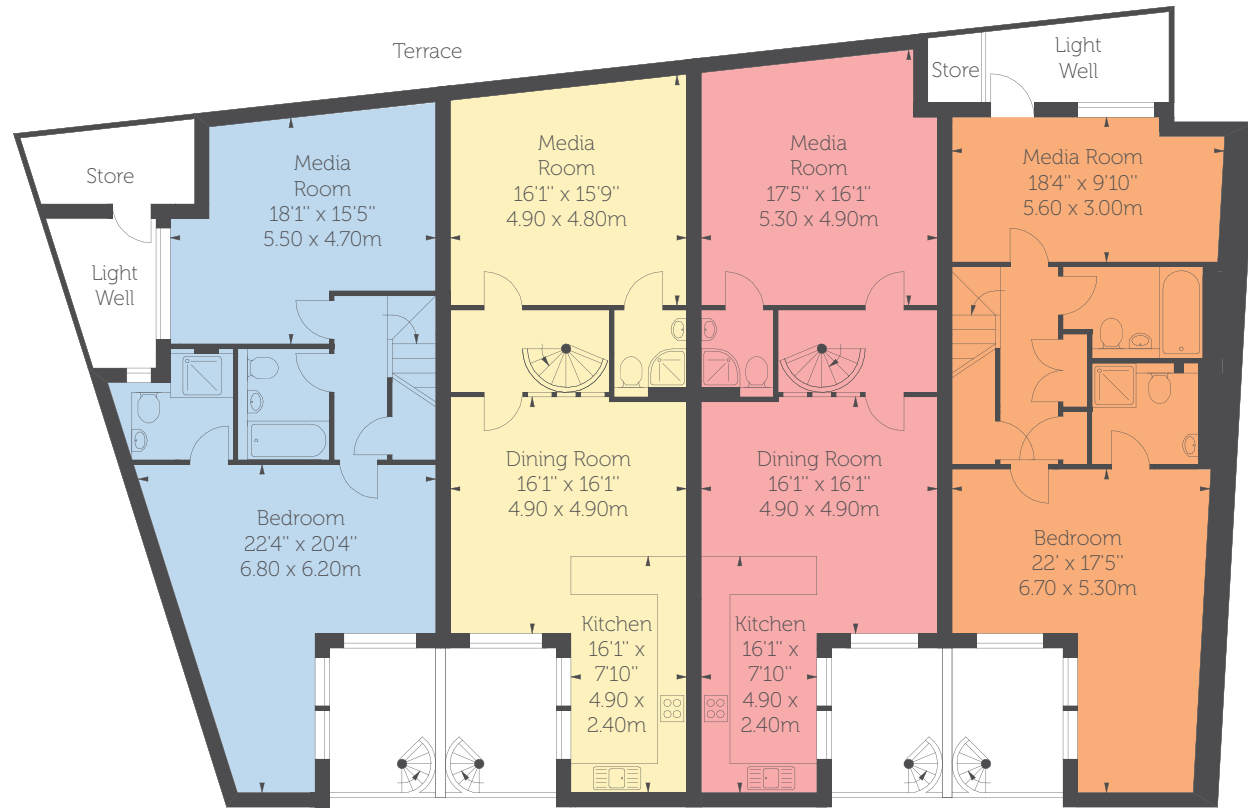
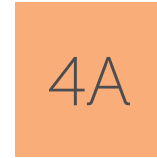
Read more at:

www.quadlock.com
www.premierguarantee.co.uk



SITE OVERVIEW

Rossiter Road,
Approx Gross Internal Area
785 Sq M - 8,453 Sq Ft



Lower Ground Floor

SITE OVERVIEW

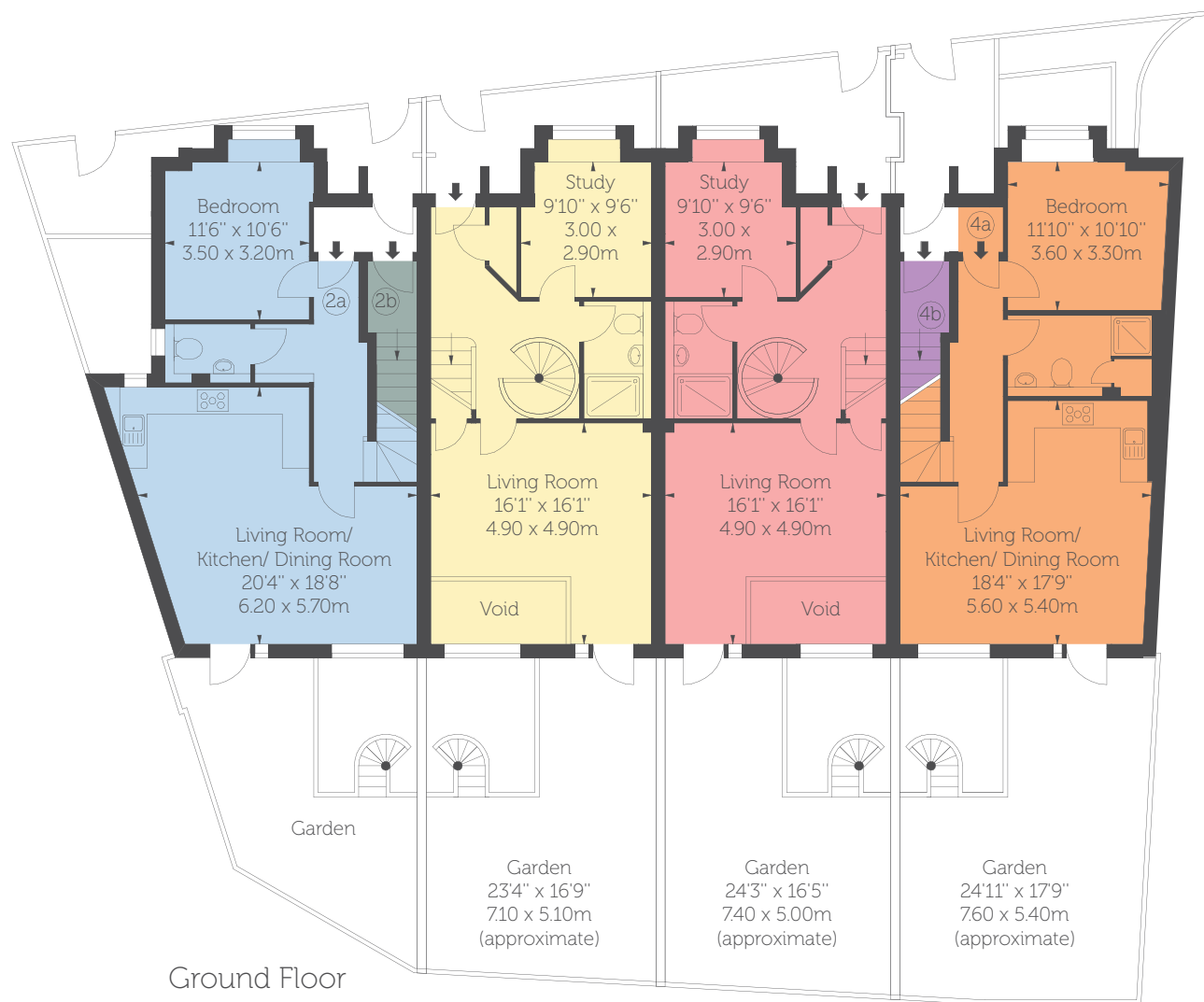
Rossiter Road,
Approx Gross Internal Area
785 Sq M - 8,453 Sq Ft

2A

2

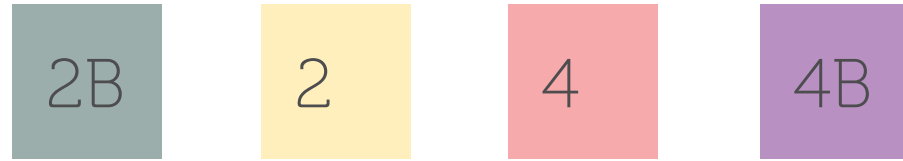
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4A

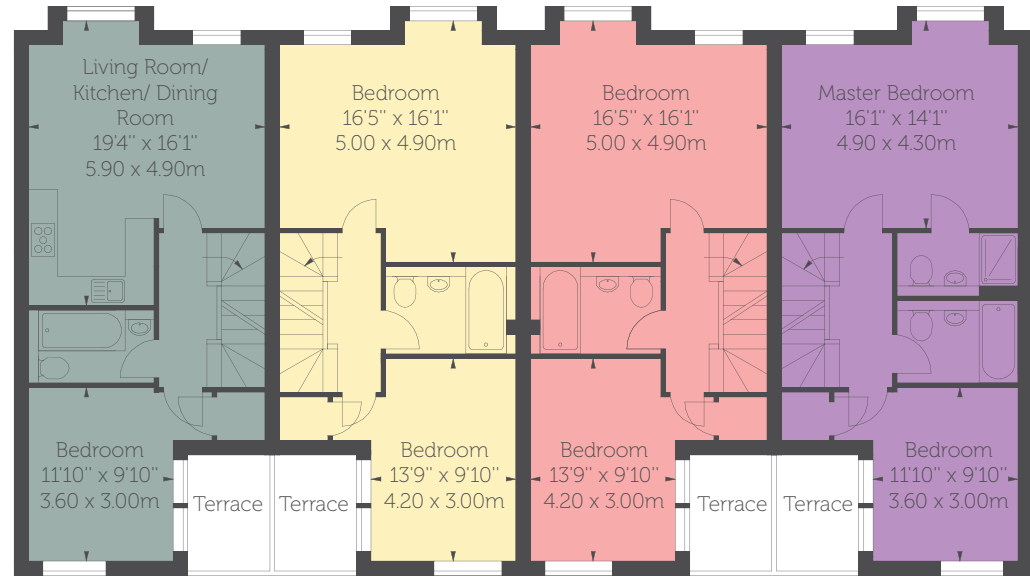


SITE OVERVIEW

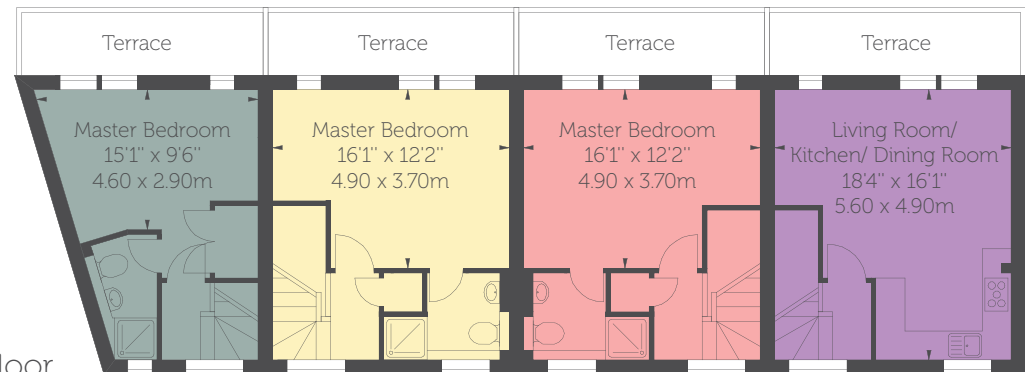
Rossiter Road,
 Approx Gross Internal Area
 785 Sq M - 8,453 Sq Ft



First Floor



Second Floor



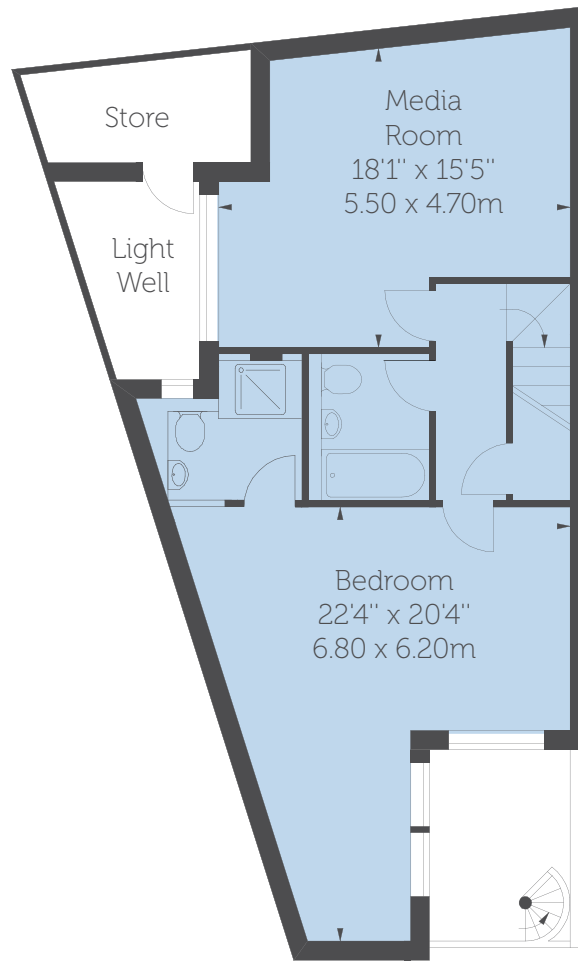
2

House
192 Sq M - 2,076 Sq Ft

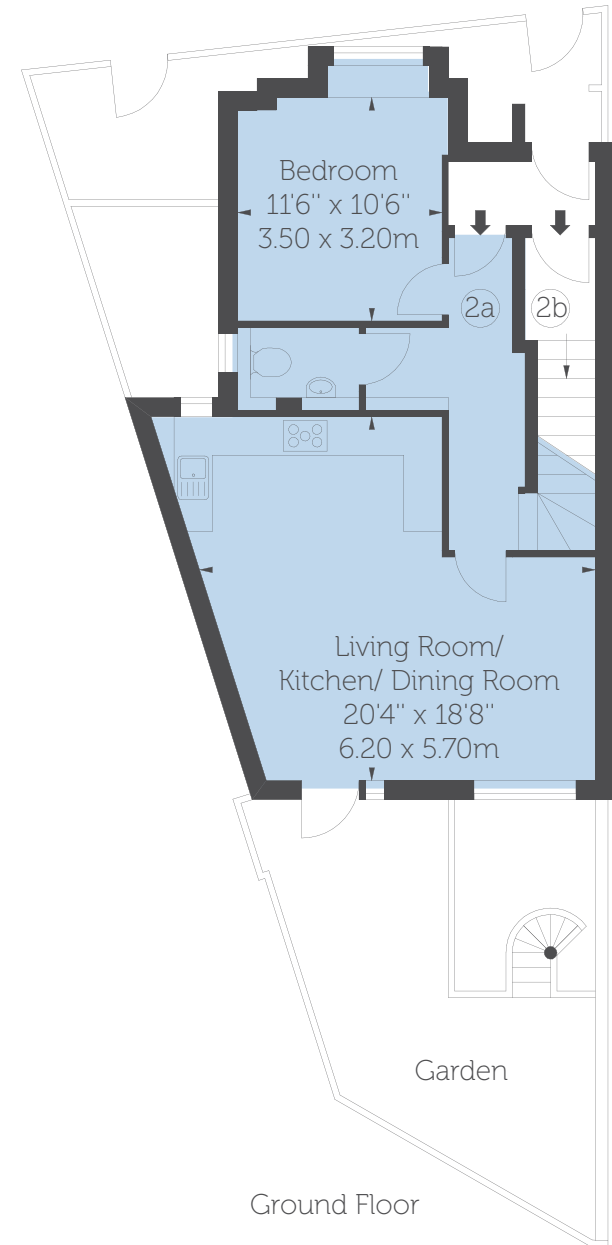


2A

Duplex Apartment
126 Sq M - 1,360 Sq Ft



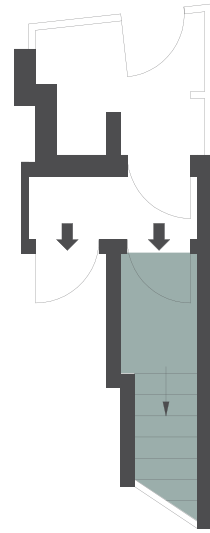
Lower Ground Floor



Ground Floor

2B

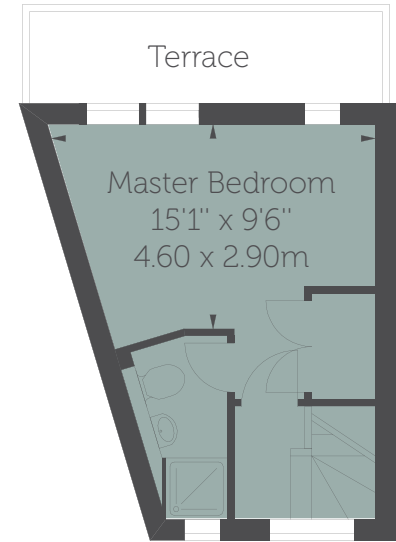
Duplex Apartment
70 Sq M - 761 Sq Ft



Ground Floor



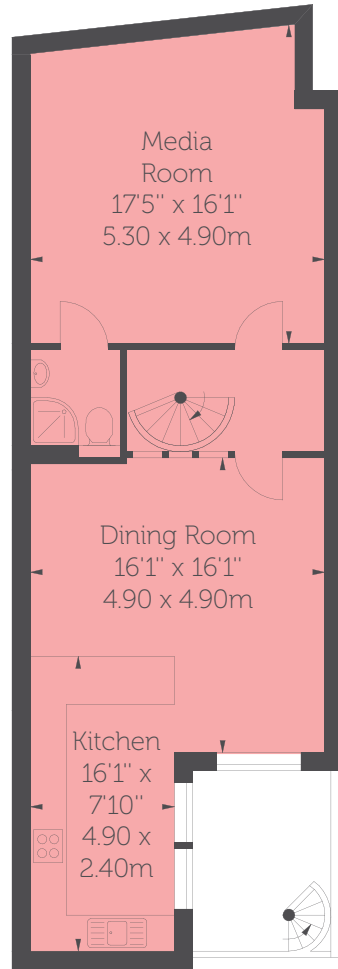
First Floor



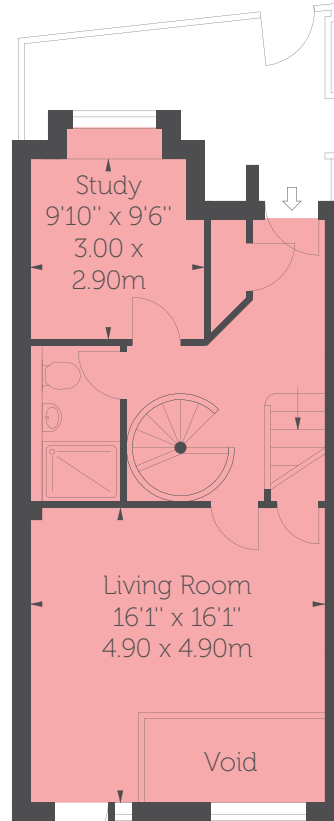
Second Floor

4

House
194 Sq M - 2,096 Sq Ft

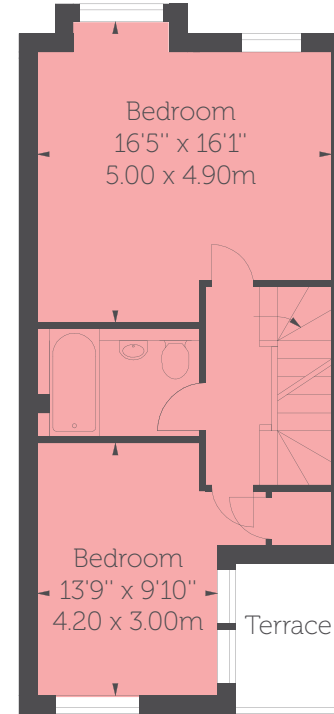


Lower Ground Floor

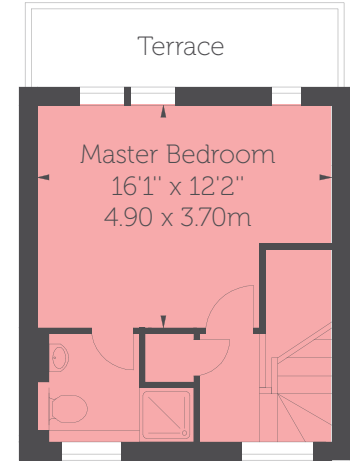


Ground Floor

Garden
23'4" x 16'9"
7.10 x 5.10m
(approximate)



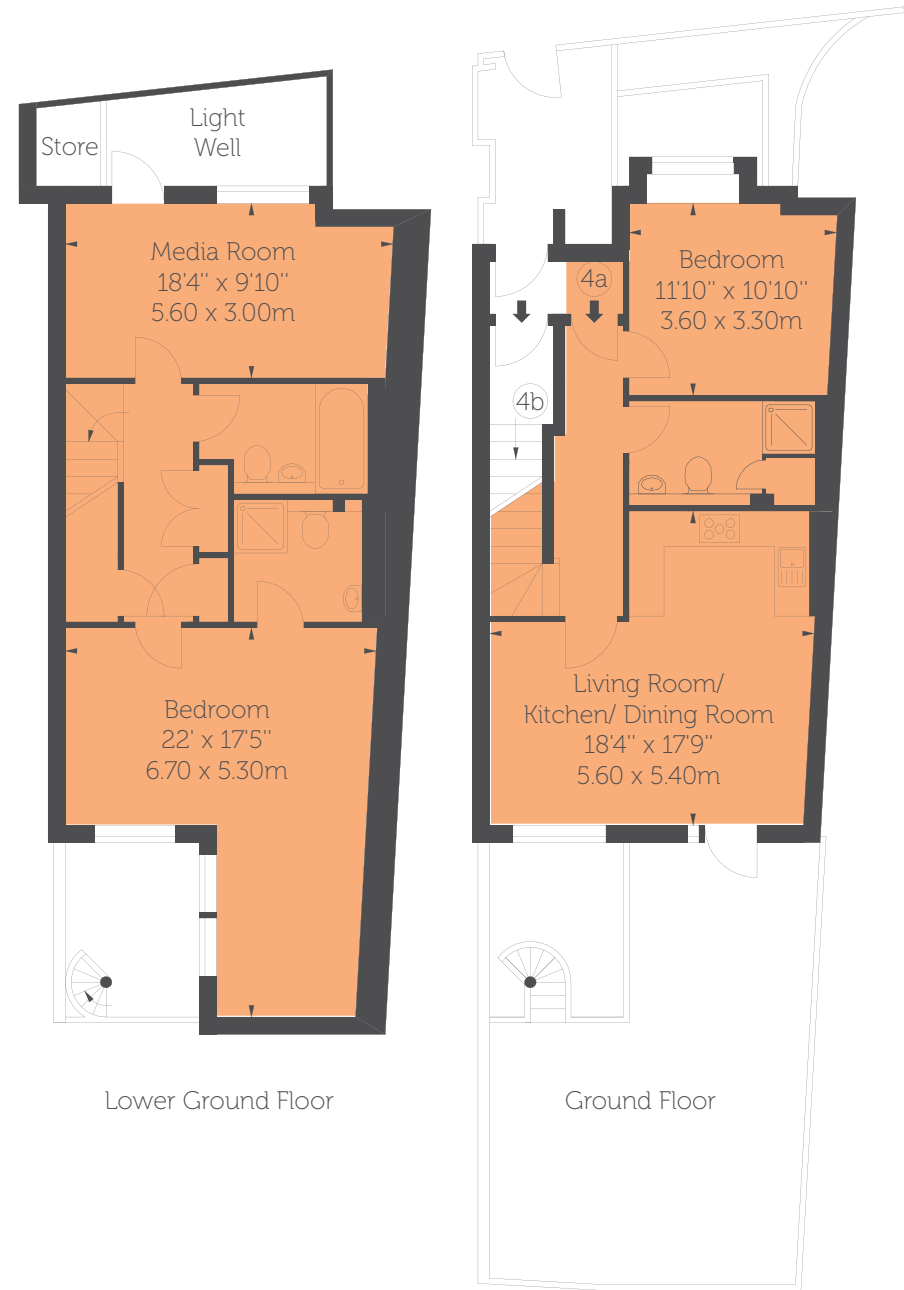
First Floor



Second Floor

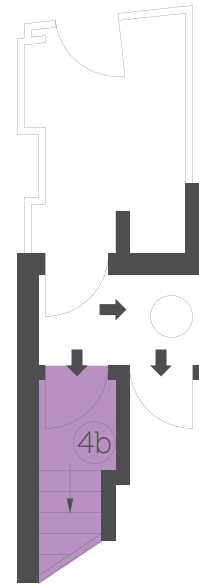
4A

Duplex Apartment
126 Sq M - 1,360 Sq Ft

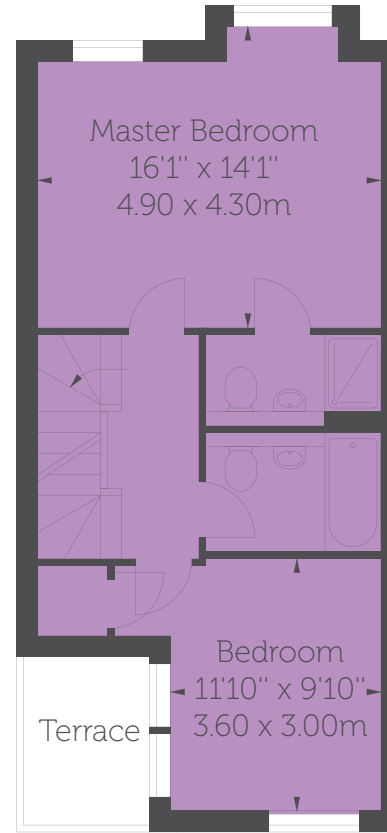


4B

Duplex Apartment
80 Sq M - 863 Sq Ft



Ground Floor



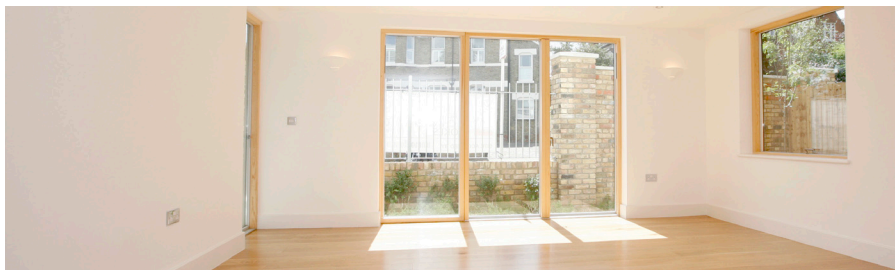
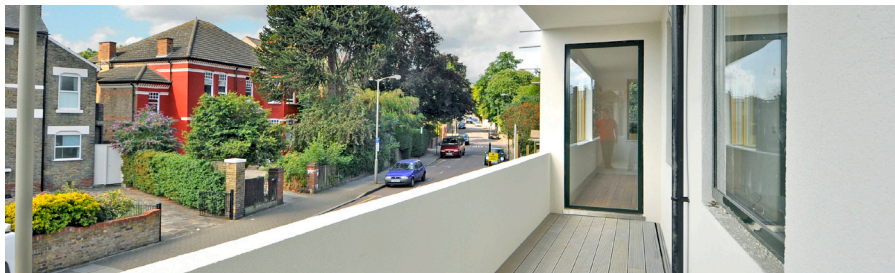
First Floor



Second Floor

PREVIOUS DEVELOPMENT

Rochford Stokes has previously worked with this client (sister company) on their nearby award winning development at 29 Trinity Crescent London SW17.





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All measurements are approximate and taken from the maximum points. They include window bays and wardrobes where applicable. Where a room has a sloping ceiling, measurements are shown at floor level. Purchasers are advised to take their own measurements before purchasing furnishings, fittings or floor coverings. Where leases apply we have not read the lease & thus cannot confirm that in the case where the flat has access to a loft space, cellar, garden, roof terrace, garage or parking space that these are demised to the property. Buyers should ensure that their legal representative has verified all relevant points before entering into a contract to purchase any property.



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