



**SEYMOURGREEN**

AT THE HEART ♥ OF YOUR MOVE

## Margaret Rutherford Place, Balham, London, SW12

- ♥ Secure Gated Mews
- ♥ Heart of Balham
- ♥ Three Bedrooms
- ♥ Excellent Local Amenities
- ♥ End of Terrace
- ♥ Glorious Rear Garden

A wonderful modern town house set within this small gated mews with secure off street parking. Located in the heart of Balham with easy access to the wonderful shops bars restaurants and transport facilities available locally, this contemporary styled house offers spacious accommodation over three floors. On the ground floor is the superb fitted kitchen, guest cloakroom and living room with doors opening onto the stunning rear garden, the first floor comprises two double bedrooms and generous bathroom, with a further double bedroom occupying the top floor along with ample eaves storage.

# To Let: £3,500 per month



Seymour Green, 483 Merton Road, London SW18 5LE

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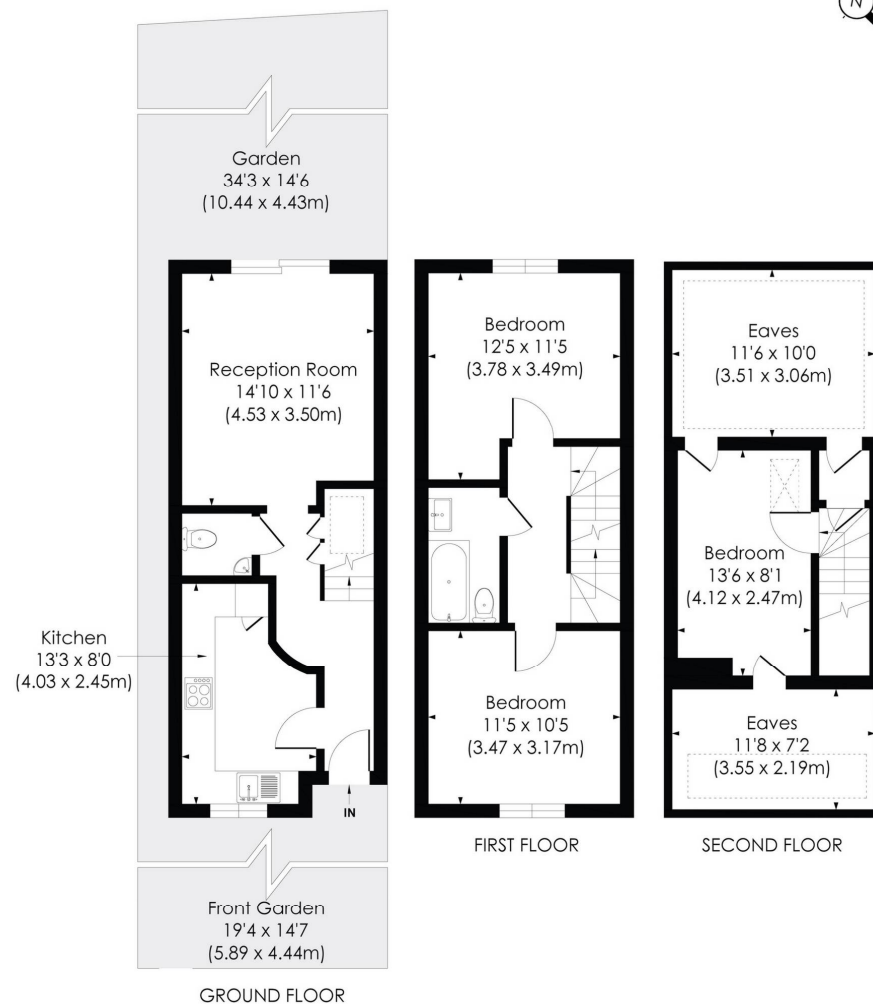
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## MARGARET RUTHERFORD PLACE, SW12

Approx. Gross Internal Floor Area

**1088 Sq. ft/101.09 Sq. m (Including reduced height)**

**888 Sq. ft/82.53 Sq. m (Excluding reduced height)**



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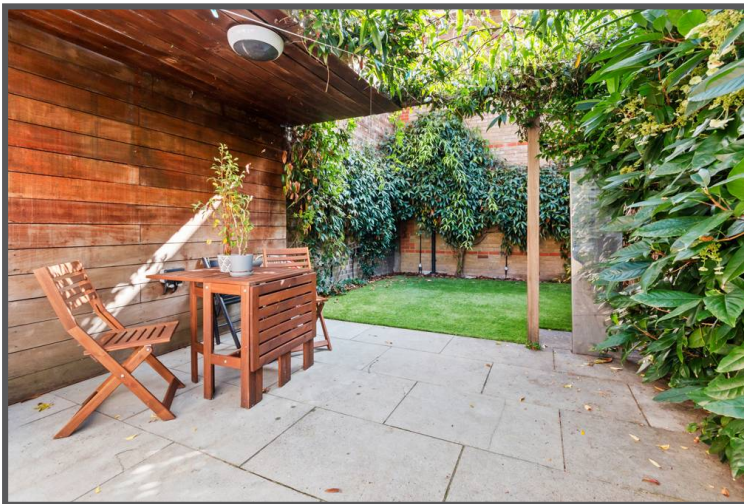
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PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.



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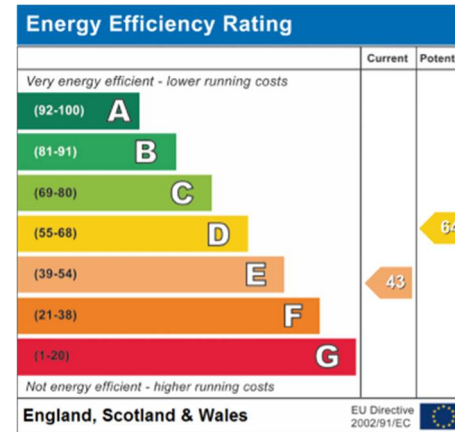


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**IMPORTANT NOTICE**  
Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.

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