



**RAMPTON
BASELEY**

FONTENOY ROAD, SW12 / SHARE OF FREEHOLD

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ARRANGED OVER THE GROUND FLOOR OF A SUBSTANTIAL, CONVERTED VICTORIAN HOUSE, THIS ATTRACTIVE TWO-BEDROOM GARDEN FLAT OFFERS ACCOMMODATION IN EXCESS OF 930 SQ FT AND BOASTS OFF-STREET PARKING FOR TWO CARS.

Towards the front of the building there are two bedrooms as well as an internal courtyard. Located towards the rear of the building is one of the most impressive features, a spacious, open-plan kitchen reception room. The kitchen is finished with attractive in-frame units and black granite work surfaces. Bifold doors open to a fantastic garden that measures in excess of 60 ft in length. In addition, there is a well-proportioned bathroom with a standalone bath and separate shower cubicle. There is also a cellar that offers great storage space and the potential for further development, subject to the usual consents.

Fontenoy Road is located close to the open spaces of Tooting Bec Common. Balham High Road, with its excellent and varied amenities, is within easy reach and the area is also renowned for its outstanding schools and nurseries. Transport is excellent with Balham Overground and Underground being within very easy reach.

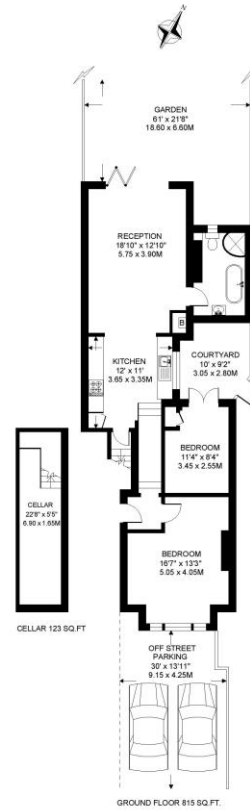
Council Tax Band: D | EPC: D | Tenure: Share of Freehold



TWO BEDROOMS | GARDEN WHICH MEASURES IN EXCESS OF 60 FT IN LENGTH | OPEN-PLAN KITCHEN RECEPTION ROOM | OFF-STREET PARKING | CELLAR | COURTYARD



FONTENOY ROAD
LONDON SW12
APPROXIMATE INTERNAL FLOOR (LIVING) AREA
938 SQ.FT / 87.1 SQ.M.



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This plan is proportionally correct, but not to a given scale, and is for guidance only, and must not be relied upon as a statement of fact.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
Where a room has a sloping ceiling, the dotted line marks 1.5m height, and the measurements are shown at floor level.

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

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