



 RAMPTON
BASELEY

FONTENOY ROAD, SW12 / SHARE OF FREEHOLD

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MEASURING WELL IN EXCESS OF 1,000 SQ FT IS THIS PURPOSE BUILT FOUR-BEDROOM FLAT THAT OFFERS SPLIT LEVEL ACCOMMODATION AND IS PRESENTED IN EXCELLENT DECORATIVE ORDER.

There is a superb open plan kitchen/ reception room on the lower ground floor, which boasts excellent entertaining space, with hardwood floors and two sets of glazed doors that open directly to an attractive patio garden. The kitchen itself is finished with sleek units a quartz work surface and integrated appliances. In addition to the kitchen there is a sperate utility room which is an unusual benefit for a flat of this size. Two-bedrooms and a family bathroom are also situated on the same level. The smaller of the bedrooms lends itself well to a home office/workspace with direct access to the garden area.

The principal bedroom can be found on the ground floor with built in storage, an en suite shower room and sliding doors that opens to a well-proportioned roof terrace. The fourth double bedroom is also situated on the ground floor and is accessed directly from the entrance hall.

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: E | EPC: B | Tenure: Share of Freehold



**FOUR BEDROOMS | TWO
BATHROOMS | OPEN PLAN KITCHEN/
RECEPTION ROOM | UTILITY |
GARDEN | ROOF TERRACE**



FONTENOY ROAD
LONDON SW12
APPROXIMATE INTERNAL FLOOR (LIVING) AREA
1055 SQ.FT / 98.0 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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