



**RAMPTON
BASELEY**

FONTENOY ROAD, SW12 / SHARE OF FREEHOLD

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ARRANGED OVER THE RAISED GROUND FLOOR OF THIS PERIOD BUILDING IS THIS BEAUTIFUL TWO-BEDROOM FLAT. OFFERING ALMOST 700 SQ FT OF ACCOMMODATION THE FLAT BOASTS A SUPERB ROOF TERRACE.

The property opens to a reception room on the right and a cloakroom on the left. The reception room features impressive ceiling height, wooden floors, a feature fireplace, a window seat and ample space for a seating area and dining room table. The kitchen is situated at the rear of the hallway. The kitchen itself is black high gloss and features integrated appliances, stonework surfaces and leads directly onto the fantastic south-east facing roof terrace which measures 23 ft in length. It is currently laid to decking with plenty of space for a seating area and outdoor dining table, making this space perfect for alfresco dining.

The principal bedroom is located off the corridor and features fitted wardrobes and two large sash windows which allows natural light to flood the room. The second bedroom is currently used as a home office and has views onto the roof terrace. A contemporary family bathroom with a bath and stand-in shower completes the accommodation.

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

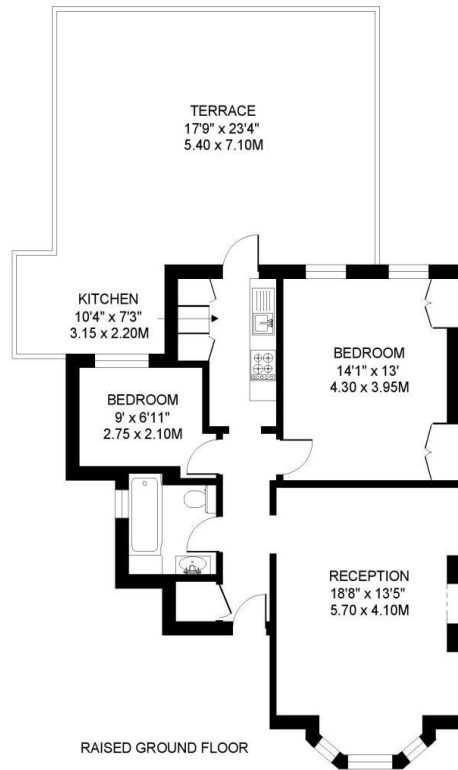
Council Tax Band: C | EPC: C | Tenure: Share of Freehold



KITCHEN | RECEPTION ROOM |
TWO BEDROOMS | ONE
BATHROOM | ROOF TERRACE



FONTENOY ROAD
LONDON SW12
APPROXIMATE INTERNAL FLOOR (LIVING) AREA
679 SQ.FT / 63 SQ.M.



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This plan is a preliminary survey, but not a full survey, 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 ceiling line is shown, 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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