



Fountain Road, SW17

£675,000 *Leasehold*



A beautifully presented two double bedroom ground floor garden flat, offering bright and spacious accommodation, a generous private garden, and an excellent location in the heart of Tooting.

KEY FEATURES

- Two Double Bedrooms
- Ground Floor Garden Flat
- Bright Kitchen/Reception Room
- Spacious Conservatory
- Approx. 786 Sq. Ft.
- Private 25ft Rear Garden



Tooting

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The property comprises two well-proportioned double bedrooms to the front, both benefitting from fitted storage, alongside a modern family bathroom. To the rear, the home opens into a stylish kitchen/reception room, providing a fantastic space for everyday living and entertaining. Beyond this, a spacious conservatory offers a versatile second reception or dining area, flooded with natural light and providing seamless access to the impressive private garden.

The south-facing garden extends to approximately 25ft and is complemented by a useful side return, creating the perfect setting for summer entertaining, gardening, or simply relaxing outdoors.

Beautifully maintained throughout, this charming home offers an excellent balance of contemporary style and practical living, making it an ideal purchase for first-time buyers, professionals or those looking to downsize without compromising on outdoor space.





MATERIAL INFO

Tenure: Leasehold

Term: 104 years and 5 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: C

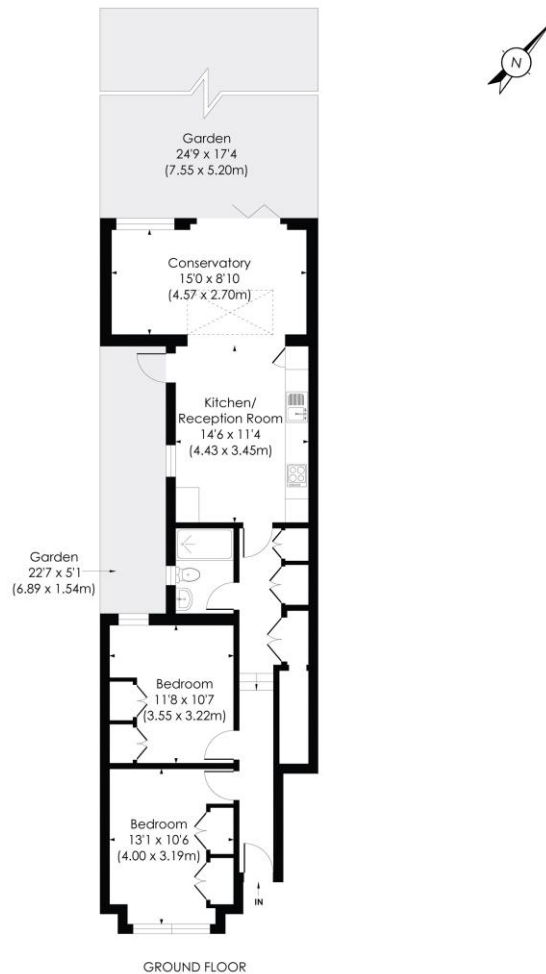
EPC rating: C

Fountain Road is one of Tooting's most desirable residential streets, perfectly positioned within easy walking distance of Tooting Broadway Underground Station (Northern Line) and Tooting Rail Station. Residents can enjoy the area's renowned cafés, restaurants, markets and independent shops, while Tooting Common and St George's Hospital are also close by.

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Approx. Gross Internal Floor Area

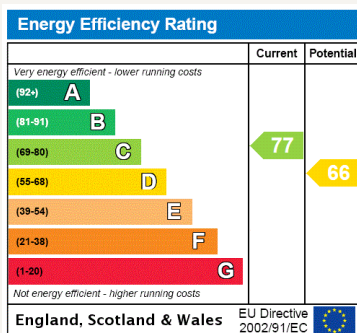
786 Sq. ft/73.03 Sq. m



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PROPERTY MARKETING

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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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