



Fieldhouse Road, SW12

£875,000 *Share of Freehold*



An exceptional Victorian maisonette set within the highly desirable and rarely available Hyde Farm estate offering split level accommodation, two generous double bedrooms, a private garden and an eye catching and modern open plan kitchen at the rear.

Upon entrance from the ground floor, a staircase leads up to a spacious hall and to the rear is an impressive open plan kitchen dining room. Filled with an

KEY FEATURES

- Victorian Maisonette
- Two Double Bedrooms
- Two Bathrooms
- Private Garden
- Share of Freehold
- 1333 sqft
- Desirable Hyde Farm Estate



Tooting

020 8767 5221 | tooting@winkworth.co.uk

Winkworth

for every step...



abundance of natural light thanks to dual aspect windows and large bay window to the side, the kitchen itself has been beautifully finished, fitted with plenty of wall and base units and modern integrated appliances with the space thoughtfully divided up by a breakfast bar. Offering plenty of additional space for a dining table making it perfect for entertaining as well as everyday family living. Through the kitchen, stairs lead down to a private and low maintenance garden, perfect for alfresco dining. Across the front of the property is a wonderful reception room, featuring a large bay fronted window which boasts clever alcove seating with additional storage and elegantly finished with built in shelving, a fireplace with wood burner and hardwood flooring.

Completing the first floor is a large double bedroom with feature fireplace and built in storage as well as a modern family bathroom.

The principal bedroom is located on the top floor, boasting built-in storage and a modern en-suite bathroom. An additional hobby room/study can be found at the rear of the property down a half landing. Further storage is available in the eaves. and the property is offered with a share of freehold.





MATERIAL INFO

Tenure: Share of Freehold
Service Charge: Ask Agent
Council Tax Band: D
EPC rating: To be confirmed

Fieldhouse Road, SW12

Approx. Gross Internal Floor Area 1333 sq. ft / 123.86 sq. m (Including Restricted Height Area & Eaves)
Approx. Gross Internal Floor Area 993 sq. ft / 92.23 sq. m (Excluding Restricted Height Area & Eaves)



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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.

Tooting

020 8767 5221 | tooting@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.