



FOUNTAIN ROAD, SW17
OIEO £425,000 SHARE OF FREEHOLD

A ONE-BEDROOM FLAT WITH PRIVATE GARDEN AND BASEMENT.

Tooting | 020 8767 5221 | tooting@winkworth.co.uk

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DESCRIPTION:

This beautifully presented property offers the space and flexibility often found in two-bedroom London flats, including a rare, fully lit and heated basement — ideal as a gym, cinema, studio, office, or creative space.

The main reception room is generously sized, featuring wood flooring, built-in storage, a charming fireplace, and elegant period cornicing. The modern kitchen is well equipped with integrated appliances and contemporary finishes.

A highlight of the property is the large, versatile basement. Fully lit and heated, it provides a range of potential uses including a home gym, studio, cinema room, or office. Please note: this area is not designated as habitable living space.

The double bedroom features wood flooring and has direct access to a private rear garden — a well-kept space suitable for entertaining or relaxing outdoors. The interior is completed by a sleek, modern bathroom suite.

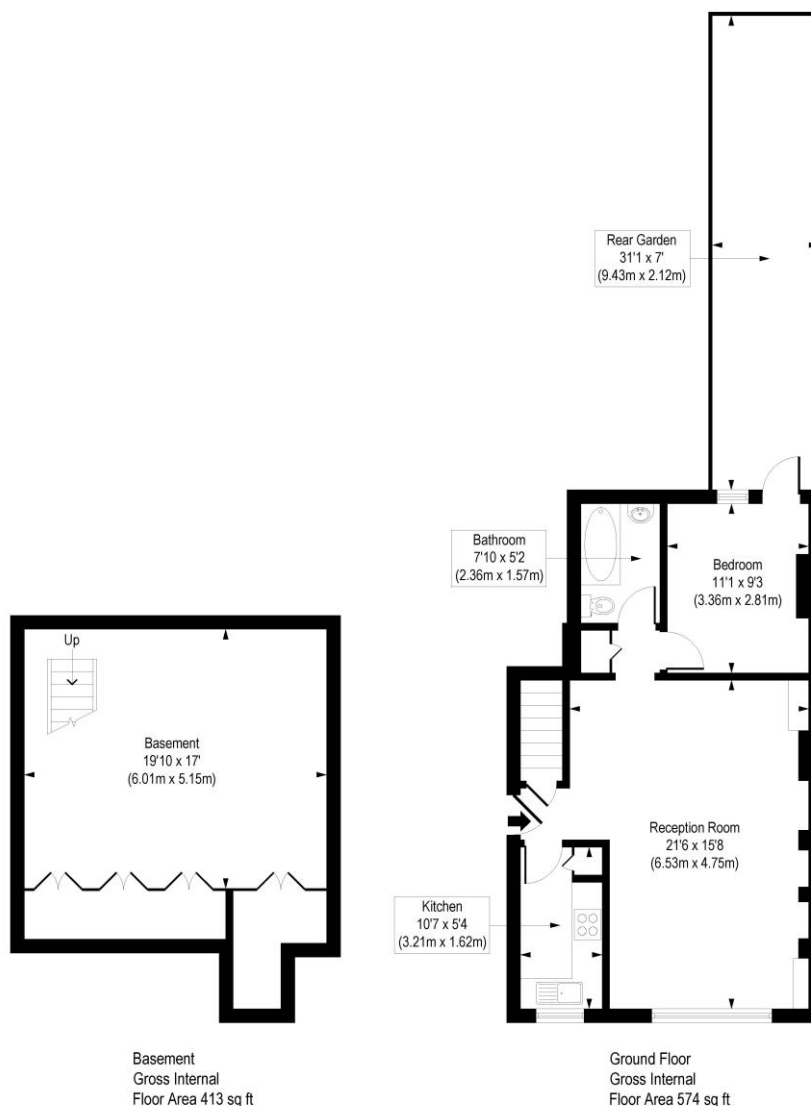
Located on Fountain Road, SW17, in the heart of Tooting, the property benefits from excellent transport links including Tooting Broadway Underground (0.6 miles) and Tooting Rail. It is also conveniently close to St George's University Hospital and local amenities such as markets, cafés, restaurants, and the open green spaces of Tooting Bec Common.

Wandsworth Council Tax Band: C



Fountain Road, SW17

Approx. Gross Internal Floor Area 987 sq. ft / 91.70 sq. m



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.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Tenure: Share of Freehold

Council Tax Band: C

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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