



Fountain Road, SW17

£495,000 *Leasehold*



A spacious and bright first floor flat with three bedrooms and private garden with scope to extend (STPP).

KEY FEATURES

- Chain free
- West-facing garden
- 3 large bedrooms
- 8 mins walk to Tooting Broadway tube station
- Close to St George's Hospital
- Moments from great local amenities



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This bright maisonette is arranged across 715 sqft and comprises a beautiful living room with a bay window to front elevation, a generous double bedroom with window to rear aspect, and a good sized bathroom. The large open plan kitchen dining room has direct access to the gorgeous west facing garden. The property also offers benefits from potential to extend into the loft (STPP) and is being offered with no onward chain. The property also benefits from side access to the back door down the side of the building.

Fountain Road is situated within walking distance (0.5 miles) to Tooting Broadway Underground Station (Northern Line), and the vast array of shops and amenities the area has to offer. There is additionally a leisure centre with a swimming pool at the end of the road.





MATERIAL INFO

Tenure: Leasehold

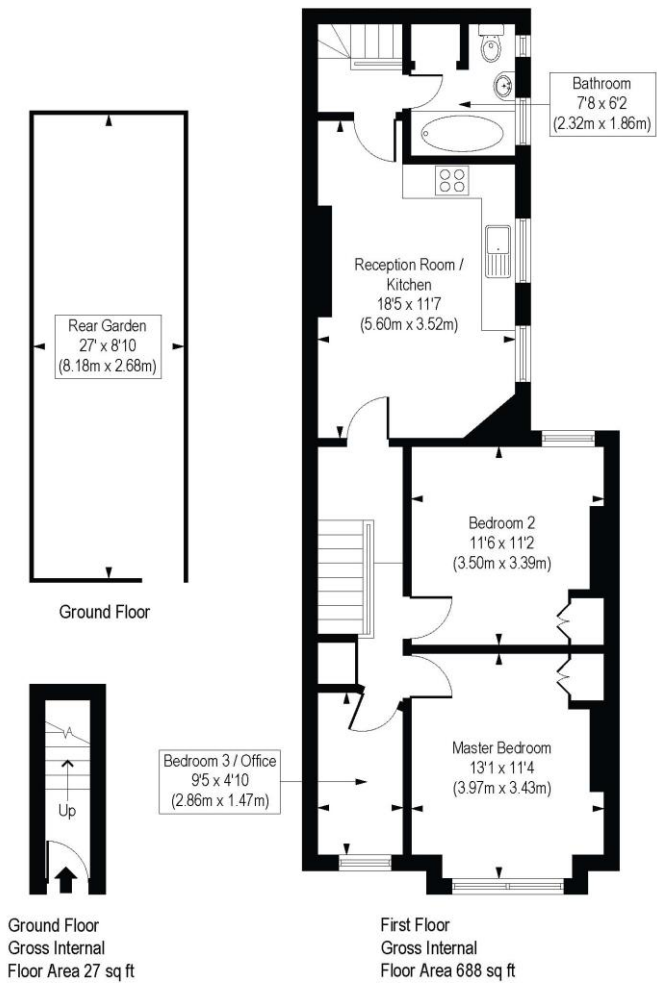
Term: 138 year and 0 months

Service Charge: £540.47 per annum

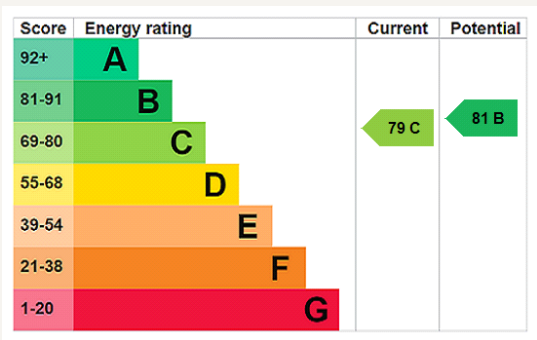
Council Tax Band: C

EPC rating: C

Fountain Road, SW17
Approx. Gross Internal Floor Area 715 sq. ft / 66.43 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.



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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