



1 RESIDENTIAL ESTATE AGENTS

Fountain Road, London

£415,000



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PHOTOS COMING SOON - TWO BEDROOMS - OWN PRIVATE GARDEN - LONG LEASE - CLOSE TO UNDERGROUND

Presented to the market is this delightful two bedroom ground floor maisonette which has the benefit of having its own private garden. Situated within a short walk of Tooting Broadway underground station (Northern Line) the property is ideally placed for those looking to commute into London with further benefits including spacious lounge, modern fitted kitchen/diner, shower room and own private garden. Further benefits include the property being offered with a long lease and is also within close proximity of St Georges Hospital. Viewings are highly recommended on this property.

Fountain Road, London

Entrance Hall

Spotlights, radiator, space for study area, wood laminate flooring, door to:

Lounge 15'2 x 10 (4.62m x 3.05m)

Ceiling light fitting, rectangular bay housing casement window, radiator, various power sockets.

Kitchen/Diner 12'3 x 11'3 (3.73m x 3.43m)

Ceiling light fitting, range of fitted wall & base units, marble effect worktop with inset stainless steel sink & drainer, casement window, space for freestanding cooker, radiator, Vaillant combination boiler, vinyl flooring, door to:

Shower Room

Ceiling light fitting, casement window, enclosed shower cubicle with glass sliding doors, tiled surround, power shower with overhead mixer, pedestal wash hand basin, low level WC, tiled flooring.

Utility Room 7 x 5'6 (2.13m x 1.68m)

Ceiling light fitting, casement window overlooking garden, plumbing for washing machine, storage units.

Bedroom One 11'2 x 10 (3.40m x 3.05m)

Ceiling light fitting, casement window, radiator, various power sockets.

Bedroom Two 7'4 x 7'3 (2.24m x 2.21m)

Ceiling light fitting, casement window, radiator, various power sockets.

Garden

30ft approx, paved area, shed.

Buyers Notes:

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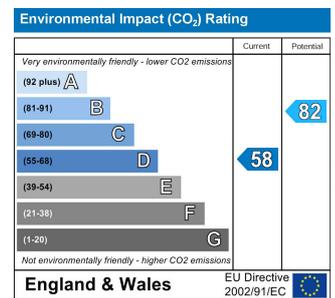
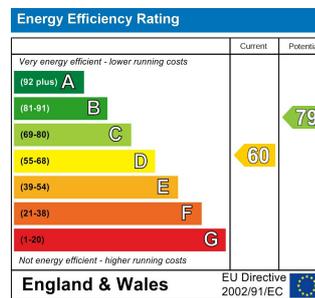
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Council Tax Band C



The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations.

All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.



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