

Balham

020 8675 2244
Andrewsonline.co.uk

Andrews 



Fontenoy Road, LONDON

£1,500,000

SW12

Energy Efficiency Rating: E

Five bedroom house ideal for those purchasers looking for a family home or project



Fontenoy Road is an attractive road of residential properties. Running off Bedford Hill it is well placed for access to the excellent shopping and transport amenities of Balham. Balham has a thriving high street which offers a wide selection of supermarkets, independent shops, bars and restaurants as well as a street market and a weekly farmers' market. Balham's transport options include the Northern Line tube and overland trains.

Offering flexible accommodation and an abundance of character, this period home offers the opportunity for any purchaser to make their own mark. Light and bright, the space has been cleverly designed to incorporate two reception rooms and a social kitchen/diner all showcasing stunning features in keeping with the age of build, such as feature fireplaces with ornate tiled surrounds complemented by picture railings. Extending across four floors, the unique layout is currently used as two self-contained apartments whilst the building as a whole could be utilised as a four/five bedroom house. Externally, this home sits comfortably within the centre of its own boundaries and in a particularly leafy part of Balham, with off road parking to the front and enclosed rear garden which have been landscaped to best enjoy a summers day.

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Summary

- 5 Bedrooms
- 2 Living Rooms
- Kitchen/Diner
- 3 Bathrooms
- 53'9 Garden

Highlights



Internal Total Area
215.8sqm / 2323sqft



Balham Underground and Railway Station
0.9km / 0.5m



Ravenstone Primary School
0.8km / 0.5m



Tooting Bec Common
0.3km / 0.2m

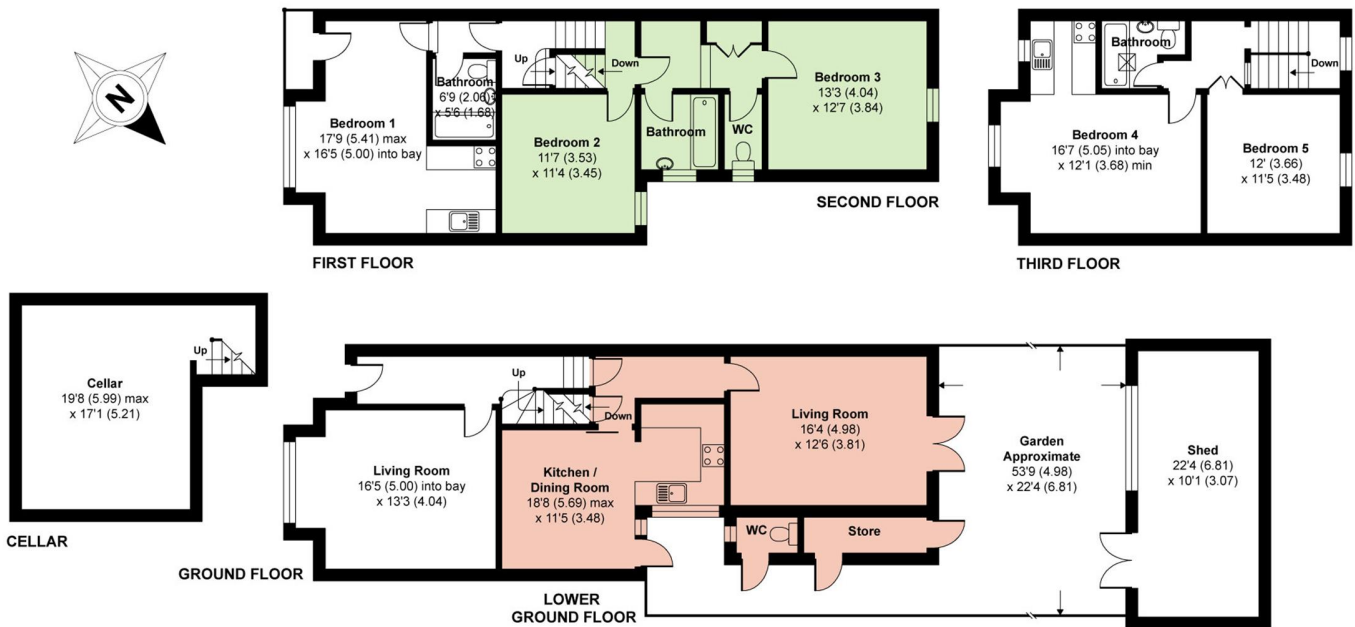
Interested in this property?

For viewings and advice please get in touch with
our Balham branch on 020 8675 2244

Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C		77	(69-80) C	73	
(55-68) D			(55-68) D		
(39-54) E	40		(39-54) E		
(21-38) F			(21-38) F	35	
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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APPROX. GROSS INTERNAL FLOOR AREA 2323 SQ FT 215.8 SQ METRES (EXCLUDES STORE, WC & SHED)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Disclaimer

We haven't tested any of the appliances listed in these details, or asked for warranty or service certificates, unless stated – they're on an 'as seen' basis.

You should only use floor plans as a general guide to room layout and design, as they're not exact. You can find out how we've measured them in our Andrews Guide to Measuring, which you can ask for at any of our branches.

If you're interested in this property, you need to come through us for all negotiations. Please note that neither these details, nor anything we've said about the property, are part of an offer or contract, and we can't guarantee their accuracy.