



Fontenoy Road, London SW12 9LZ

welcome to

Fontenoy Road, London

Barnard Marcus is introducing this recently refurbished four-bedroom semi-detached home finished to an exacting Scandinavian standard nestled in the peaceful residential street, Fontenoy Road.

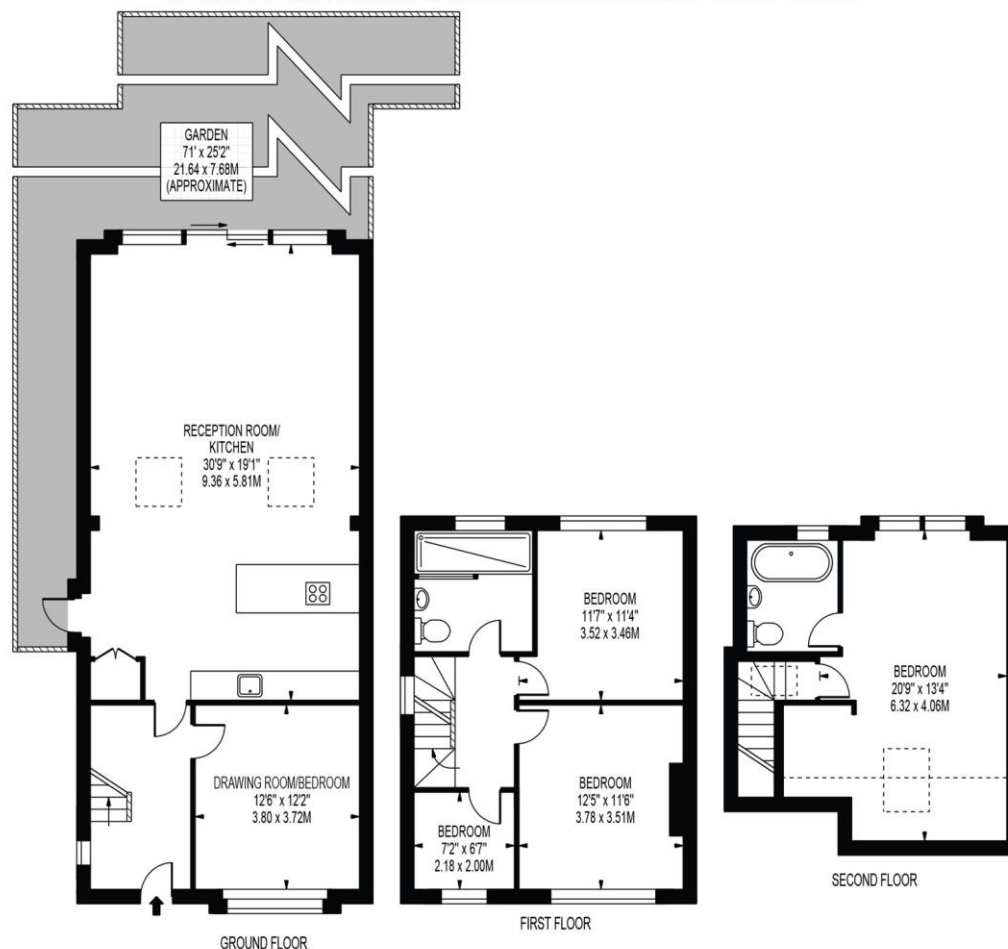


FONTENOY ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1688 SQ FT - 156.78 SQ M

(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 54 SQ FT - 5.02 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Barnard Marcus is introducing this recently refurbished four-bedroom semi-detached home finished to an exacting Scandinavian standard nestled in the peaceful residential street, Fontenoy Road.

As you enter the property, you are welcomed by the spacious entrance hallway. On your right you find the drawing room which is separated from the kitchen-diner/family room. To the rear of the house, is the fully extended open-plan kitchen and dining area; this stunning and inviting space with exposed brick wall and beautiful wooden floor, is filled with an abundance of natural light from the skylights. The contemporary kitchen area benefits from integrated units and a central island with breakfast bar. The full glass doors lead to the garden.

Four bedrooms are arranged over the two upper floors, including two double bedrooms, one smaller room and a family bathroom on the first floor. The master en-suite bedroom is situated on the second floor and has a walk-in wardrobe, and you will find beautiful eggshell bath in the bathroom. This house further benefits with wooden floor throughout the house, underfloor heating, triple glazed windows and soundproof walls.

To the rear of the property lies a large L-shaped garden. Front garden has the potential to be converted into a driveway which can easily fit two cars.

Fontenoy Road is a quiet residential road, approximately 0.4 miles of Balham High Road. There are a broad range of shops, restaurants, parks and schools.

welcome to

Fontenoy Road, London

- Four Bedrooms, Two Bathrooms
- Bright and Spacious
- Large Open-Plan Kitchen
- Modern Scandinavian Standard
- Large Rear and Front Garden
- Underfloor Heating, Soundproof Walls

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£1,600,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/BTS106771



Property Ref:
BTS106771 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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