



## Fontenoy Road, SW12

£785,000

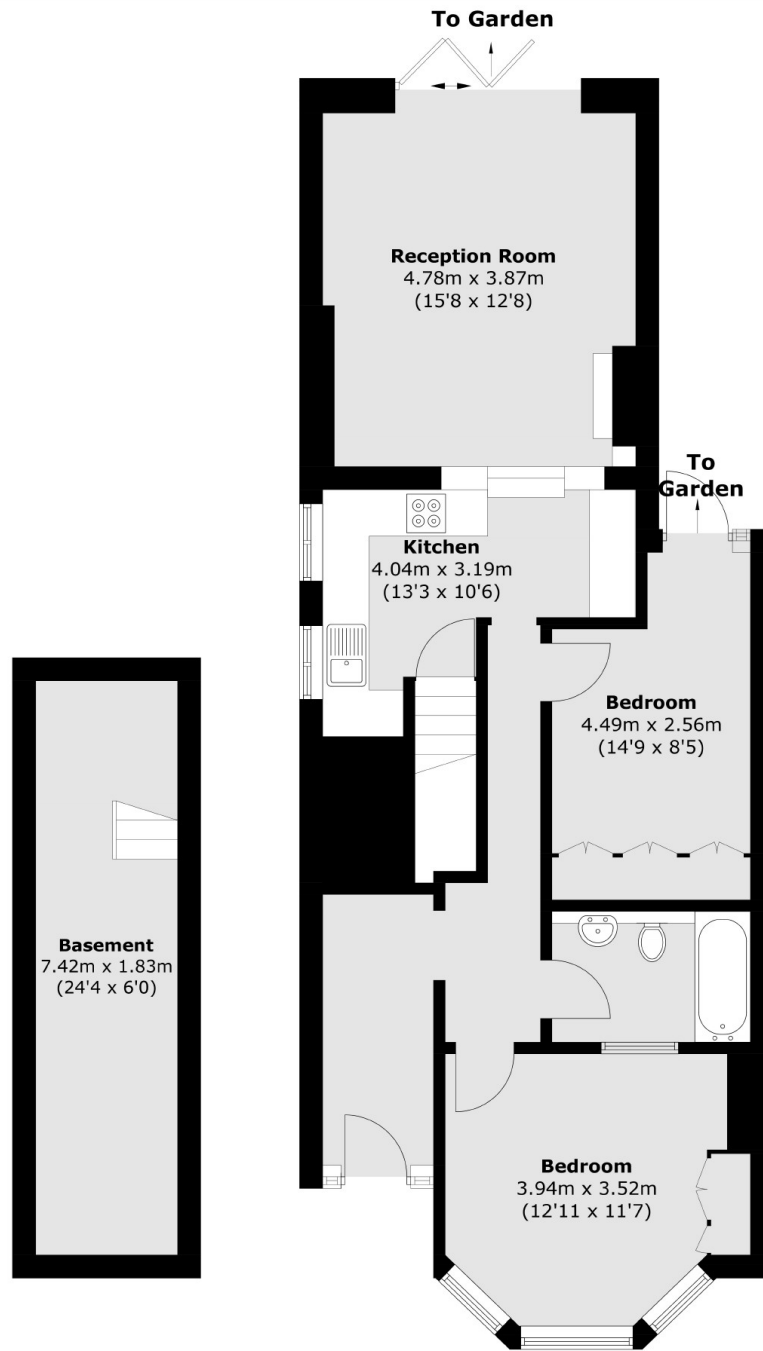
This charming two-bedroom conversion offers two spacious double bedrooms, each featuring fitted wardrobes for ample storage. The property has its own private entrance and entrance hallway providing added privacy and convenience. A large garden extends from the rear, offering fantastic outdoor space with potential to extend, subject to planning permission (STP). The flat also includes a generously sized cellar, ideal for extra storage or further development. With a share of the freehold, this home presents a wonderful opportunity for both comfortable living and future growth.

Fontenoy Road is a pretty, tree-lined residential road with convenient access to Balham Overground and tube stations (0.5 miles away) along with the wide range of amenities of Balham. The wide open space of Tooting Bec Common is only moments away along with a fantastic range of state and public schools.

### Features

- Two double bedrooms
- Fitted wardrobe's
- Large garden
- Potential to extend STP
- Large Cellar
- Own Entrance
- Share of freehold

# Fontenoy Road, London, SW12



**Basement**

**Ground Floor**

Total area (approx.): 88.3 sq. m (950.5 sq. ft)