



FONTENOY ROAD LONDON SW12
£4,200 PER MONTH AVAILABLE 30/06/2026

Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Fontenoy Road London SW12

£4,200 Per Month
Unfurnished

 4 Bedrooms
 2 Bathrooms
 2 Receptions

Features

- Large private garden, - Off-street parking, - Unfurnished, - High ceilings, - Electric car charging point available, - Period features

Council Tax

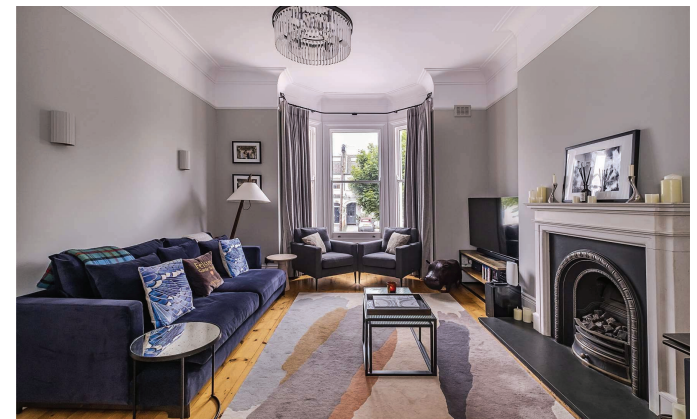
Council Tax Band E

Hamptons
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{ BRILLIANT FOUR BEDROOM, TWO BATHROOM MAISONETTE IN CENTRAL BALHAM

The Property

This newly refurbished, interior designed 4-bedroom maisonette spans just over 1,500 sq ft and is split over 2 floors, benefitting from off-street parking with a shared 3-car driveway. Entering the property, you are first greeted by a wide entrance hall with multiple storage options. Located directly off the hall are three of the bedrooms, including the master bedroom. Two of these rooms are large with built-in wardrobes and flooded with natural light. The third room is also well-sized and would make a brilliant children's room, gym or study. Also on this floor are a utility room, cloakroom and family bathroom. Upstairs, there is a perfect mix of period features, high ceilings and contemporary design accents. Overlooking the garden is the modern kitchen with fitted appliances and space for a dining table. The spacious living room has a large bay window and cosy gas fireplace. The fourth bedroom is multi-functional and currently used as an office. By the back door to the private garden is a smart shower room and additional storage. The garden is large and well-designed, comprising a practical decked zone with built-in seating and a beautiful lawn. Available to a couple/family on an unfurnished basis. Council tax: Wandsworth band E.



FONTENOY ROAD

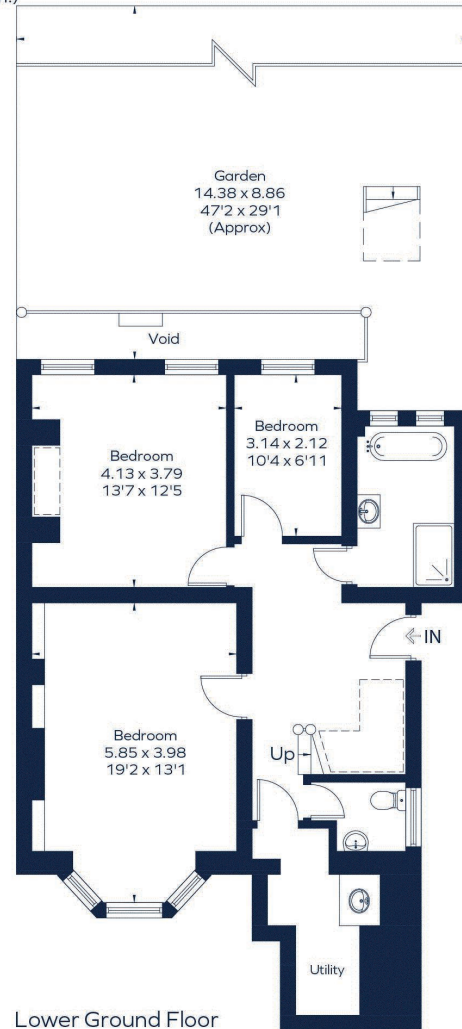
Approximate Gross Internal Area (excluding reduced headroom)

Lower Ground floor = 827 sq. ft. (76.8 sq. m.)

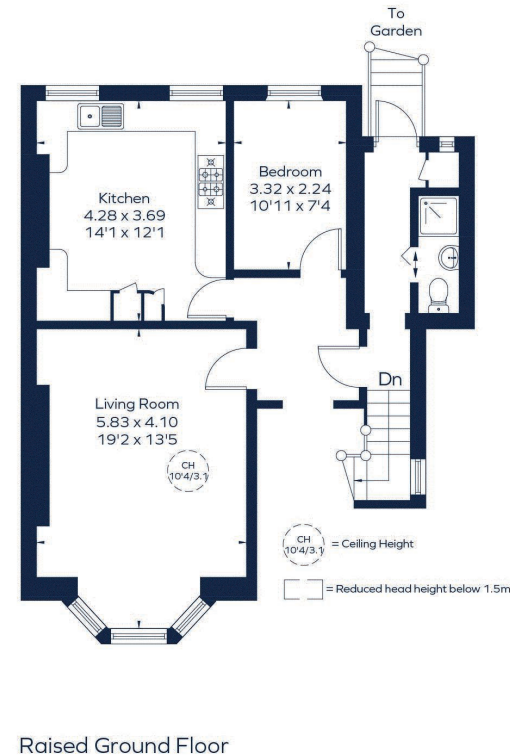
Raised Ground floor = 675 sq. ft. (62.7 sq. m.)

Reduced headroom = 29 sq. ft. (2.7 sq. m.)

Total = 1531 sq. ft. (142.2 sq. m.)



Lower Ground Floor



Raised Ground Floor

Drawn for illustration and identification purposes only.
ID 1094848

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D	65	79
Not very energy efficient - higher running costs	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - higher running costs	G		
England & Wales		EU Directive 2002/91/EC	



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