



FONTENOY ROAD, SW12  
£825,000 SHARE OF FREEHOLD

## A WELL PRESENTED FOUR BEDROOM MAISONETTE WITH OUTDOOR SPACE

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## DESCRIPTION:

This beautifully presented home offers generous living space across two floors, combining modern design with practical features. The lower ground floor boasts a spacious open-plan kitchen and reception area, ideal for both dining and entertaining. This bright and airy space is enhanced by hardwood flooring and large bi-folding and French doors, which open directly onto a wraparound south-facing garden—perfect for indoor-outdoor living. The kitchen is fitted with modern units, a durable quartz work surface, and integrated appliances. A separate utility room provides additional convenience, a valuable asset for a home of this size.

Also on this level are two well-proportioned, carpeted double bedrooms, and a family bathroom. One of the bedrooms, currently used as a home office, enjoys direct access to the garden.

The master suite is situated on the ground floor, featuring built-in storage, an en-suite shower room, and bi-folding doors leading to a spacious south-facing private balcony. Additionally, there is a fourth double bedroom, accessible from the entrance hall. All four double bedrooms benefit from built-in wardrobes, with further storage available under the stairs, in the utility room, and within the garden shed.

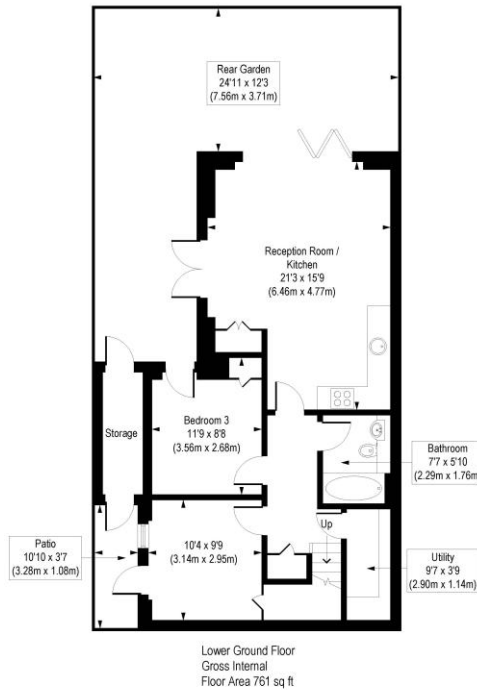
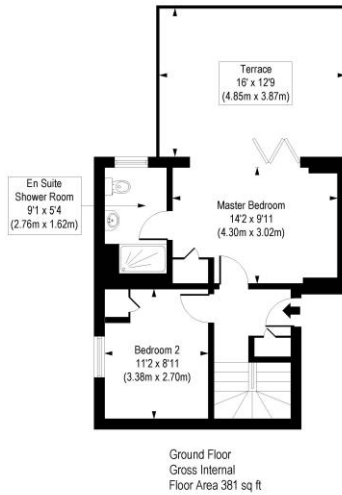
Fontenoy Road, in the sought-after London Borough of Wandsworth, enjoys direct access to the green open spaces of Tooting Common, located at the end of the road. The area has a strong community feel and is particularly popular among families and professionals due to its excellent transport links, outstanding local schools and nurseries, and a variety of nearby amenities. Balham Underground and Railway Station, along with Balham High Street's vibrant selection of shops, cafés, and restaurants, are all within a short walk, making this an ideal location for convenience and connectivity.

Wandsworth Council Tax Band: E



# Fontenoy Road, SW12

Approx. Gross Internal Floor Area 1143 sq. ft / 106.18 sq. m (Including Storage)  
 Approx. Gross Internal Floor Area 1099 sq. ft / 102.08 sq. m (Excluding Storage)



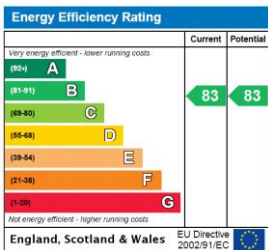
COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Tenure:** Share of Freehold

**Council Tax Band:** E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



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