



Fountain Road, London SW17 0HQ

Welcome to **Fountain Road, London**

Situated on a sought-after residential street in the heart of SW17, this attractive three-bedroom house offers an excellent opportunity for both homeowners and investors alike. Fountain Road is ideally positioned for easy access to the vibrant amenities of Tooting, including an array of independent shops, cafés, and restaurants, as well as convenient transport links via Tooting Broadway Underground station (Northern Line) and local bus routes, providing swift connections into Central London.

The property itself is already arranged as a well-proportioned three-bedroom home, offering versatile living space with scope for personalisation. A key highlight is the significant potential to extend, with both rear and loft extension possibilities (subject to the usual planning permissions), allowing buyers to increase the footprint and add further value in line with neighbouring properties.

Combining location, existing space, and future potential, this property presents a rare opportunity to secure a home in a highly desirable Southwest London location for £750,000.

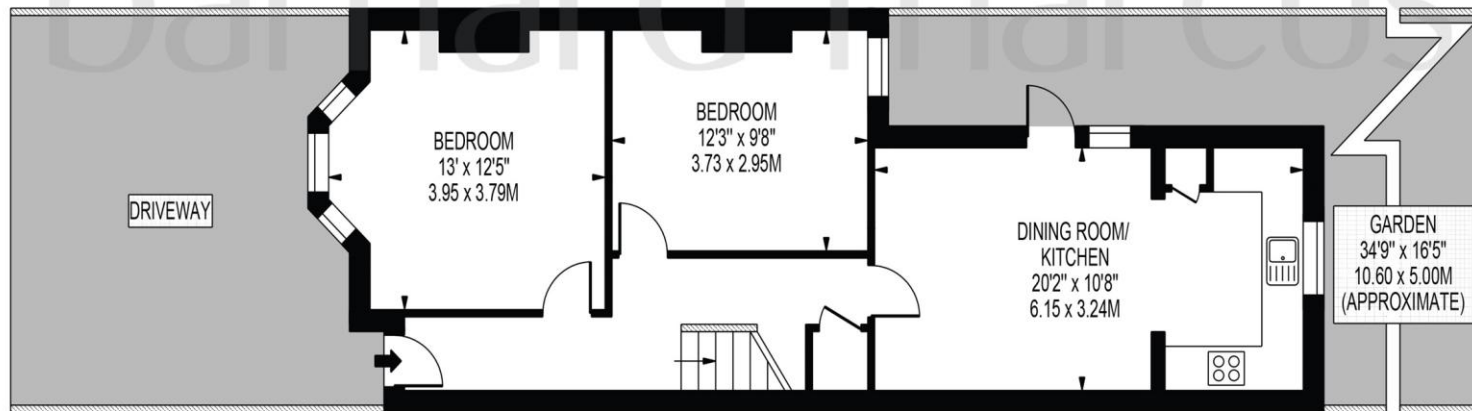
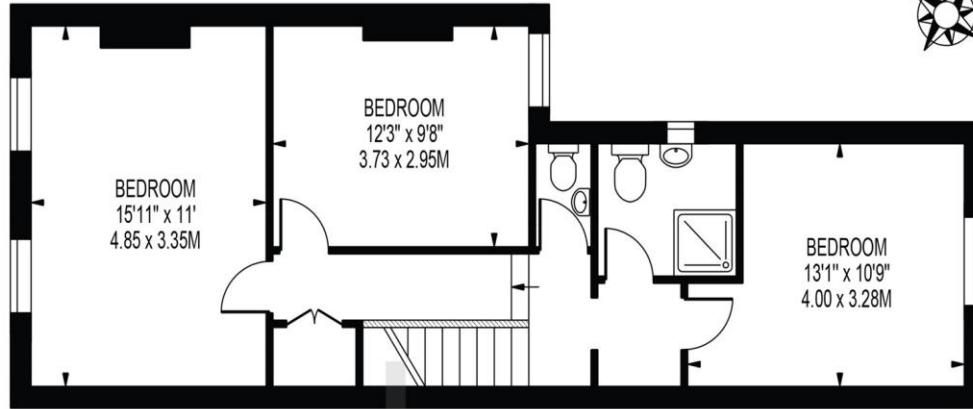
Early viewing is highly recommended.

Guide Price £725,000- £750,000



FOUNTAIN ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1211 SQ FT - 112.55 SQ M



FOR ILLUSTRATION PURPOSES ONLY

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.

Welcome to Fountain Road, London

- Private garden
- Perfect location for Tooting Broadway
- Driveway
- potential to extend
- CHAIN FREE!

Tenure: Freehold EPC Rating: D
Council Tax Band: D

offers in excess of
£725,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/TTG109160



Property Ref:
TTG109160 - 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.

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