



FOUNTAIN ROAD, LONDON, SW17

Carter Jonas

# FOUNTAIN ROAD, SW17

Superb two bedroom, mid-terrace house, brimming with style and character, with a stunning south east facing garden and with the opportunity to extend into the loft STP. The property has a blue plaque as it is the former home of jazz performer Sadie Crawford. Close to Underground and amenities of Tooting.

This well presented two bedroom freehold house has immense charm, with many late Victorian period features such as fireplaces and wooden floors. It was the former home of Sadie Crawford (1885-1965), a British-American performer of the early jazz era, one of the few white female performers of her day to have enjoyed an international career.

On the ground floor, a cosy sitting room makes a welcoming entrance to the property and leads through to a stylish kitchen/diner. The kitchen is fitted with on trend cabinetry, tiles and splashback, range style cooker and views over the garden. Off the kitchen, a practical walkthrough laundry/boot room/pantry leads to the contemporary bathroom and W.C. A side door opens onto the south east facing garden which is paved, with plant beds deep enough for a spectacular quince tree.

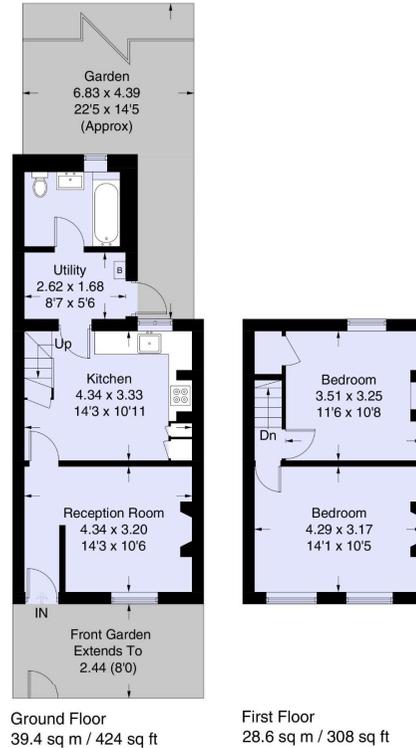
Upstairs, two equally balanced double bedrooms, one with a large storage cupboard and the other with loft access. There is potential to extend into the loft subject to the necessary permissions.

- 2 bedrooms
- Sitting room
- Kitchen/diner
- Utility room
- Bathroom
- Garden
- Freehold
- EPC rating D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(90-)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Fountain Road, SW17

Approximate Area = 68 sq m / 732 sq ft



Ground Floor  
39.4 sq m / 424 sq ft

First Floor  
28.6 sq m / 308 sq ft

This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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