

TO LET



Ferndale Road, Clapham North, SW4

£5,500.00 PCM



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## Property Description

A newly refurbished five-bedroom home located on Ferndale Road, Clapham North, SW4. This beautifully presented property is located on the ever-popular and quiet Ferndale Road, just moments from Clapham North. The property boasts a stunning open-plan kitchen and living space, complete with a large kitchen island that seats up to seven people, perfect for entertaining and dining. Alongside the spacious communal area, there are five well-proportioned double bedrooms and a sleek, modern three-piece shower room.

Additional features include, elegant hardwood flooring throughout, double glazed windows and gas central heating.

Excellent transport links are just a short walk away, with Clapham North Underground (Northern Line), Brixton Underground (Victoria Line), and Brixton Overground (Southeastern) all nearby, providing easy access across London and into the City. The property is also ideally situated close to a fantastic selection of restaurants, pubs, bars, and shops, offering a vibrant lifestyle right on your doorstep.

Perfect for a growing family or professional sharers seeking a stylish home with superb connections and amenities.

## Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.



## Material Information

**Date Available** – 04/10/2025

**Holding deposit amount** – £1,269

**Security Deposit amount (Six weeks rent)** – £7,615.00

**Council Tax Band** – E

**Local Authority** – Lambeth Council



**Property Type**

House (End of Terrace)



**Construction Type**

Brick



**Parking**

Parking Permit



**Listed Building Status**

None



**Water Supply**

Thames Water



**Electricity Supply**

Mains



**Heating**

Gas / Mains



**Broadband**

Cable



**Mobile Signal**

Good Coverage



**Flood Risk**

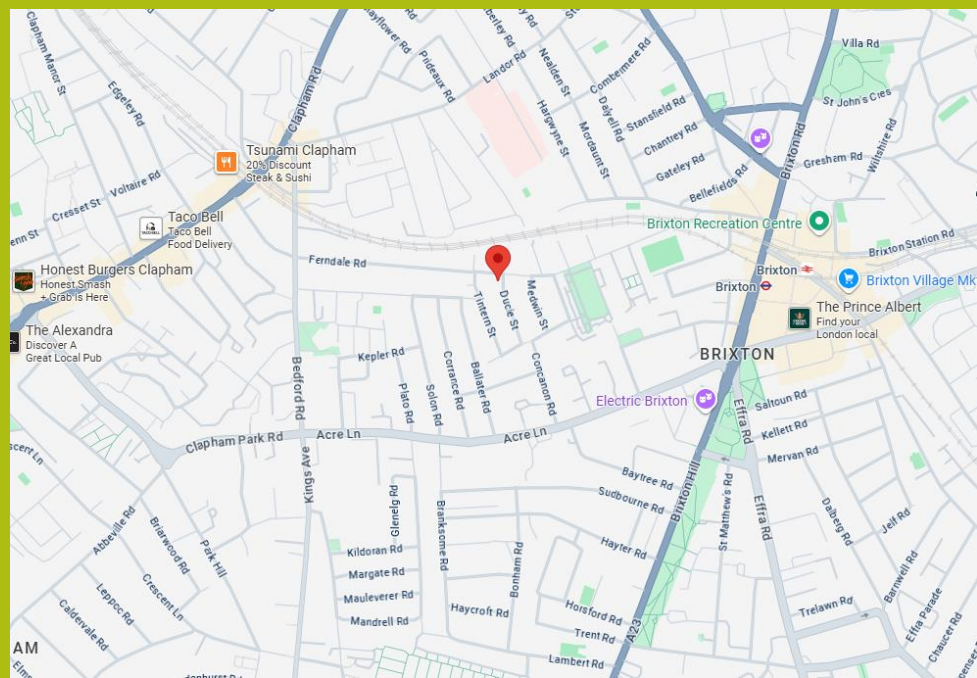
*Has the property been flooded in the past five years: NO*

Level of Risk: None



**Proposed Development  
in Immediate Locality?**

None







### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		86
69-80 <b>C</b>		
55-68 <b>D</b>	61	
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		

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