



Ferndale Road, London SE25 4QP

welcome to

Ferndale Road, London

This stunning three-bedroom Victorian terrace perfectly combines period charm with modern comfort. Boasting immaculate decor throughout and thoughtful updates, this home is move-in ready and ideal for families or professionals.

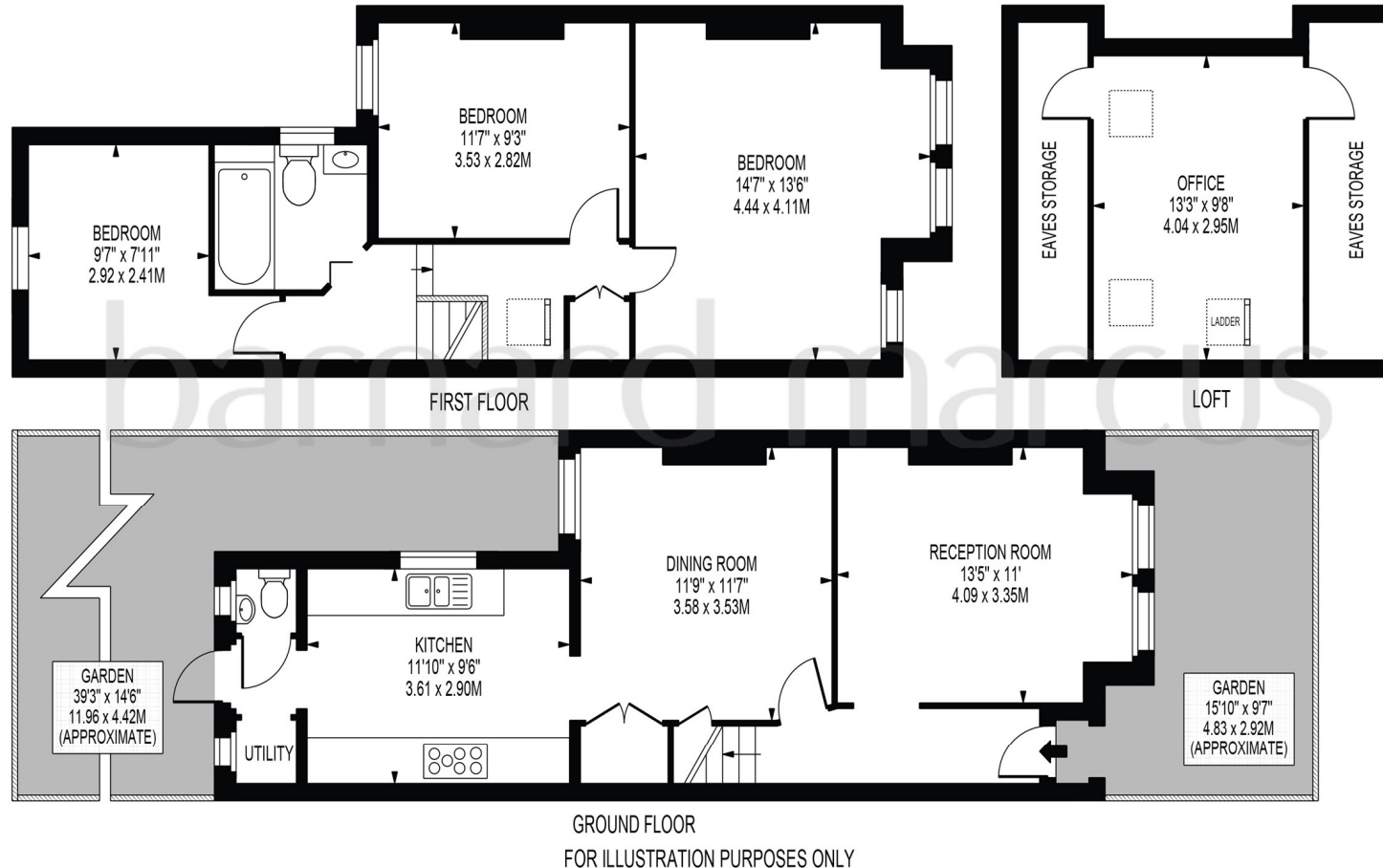


FERNDALE ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1231 SQ FT - 114.36 SQ M

(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 106 SQ FT - 9.85 SQ M



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.

Upon entering, you're greeted by the original Victorian front door, complete with beautiful stained glass, setting the tone for the character and charm that continues throughout the property. The ground floor features a warm and inviting living room with a working gas fireplace, serviced annually, creating a cosy space to unwind. The stylish dining area flows seamlessly into a modern kitchen, complete with a 6-hob Stoves range cooker and new fittings, and on to the beautifully landscaped garden. This private outdoor space is south-facing with two patios. It features a well-maintained lawn, mature hedge, and garden beds, offering a serene retreat or an ideal space for entertaining.

The ground floor also benefits from a convenient downstairs toilet and large under-stairs storage with three drawers for shoes and bags, as well as a spacious cupboard perfect for coats and cleaning supplies. Upstairs, the three spacious double bedrooms are complemented by a contemporary family bathroom with new fittings. The loft room, accessed via a ladder, is partially converted with windows and flooring, providing the perfect space for a studio, office, or an easy bedroom conversion.

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- 3 Bedrooms
- Period features
- Ideal transport links
- Loft room
- Excellent condition

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

offers in excess of
£560,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY112603



Property Ref:
CRY112603 - 0018

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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barnard marcus



020 8680 9226



croydon@barnardmarcus.co.uk



50 Lower Addiscombe Road, CROYDON,
Surrey, CR0 6AA



barnardmarcus.co.uk