



Ferndale Road
Clapham, SW4

CHESTERTONS





A quirky and characterful split level maisonette, located on the popular Ferndale Road. Two double bedrooms, large open living space with separate kitchen. A short walk from Clapham North and Brixton tube stations. Includes planning permission to extend the loft.

- Split level maisonette
- Two bedrooms
- Close to tube
- Offered chain free
- Planning permission to extend loft

Offers in excess of
£575,000

Energy Efficiency Rating		Current	Potential
100-90	A		
89-81	B		
80-65	C		
55-48	D		
44-38	E		
35-28	F		
1-10	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			

Tenure: Share of Freehold
Service Charge: TBC
Ground Rent: TBC
Local Authority: Lambeth
Council Tax Band: D

Chestertons Battersea & Clapham Sales

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CAPTURE DATE 13/07/2021 LASER SCAN POINTS 1,718,700

GROSS INTERNAL AREA

62.06 sqm / 668.01 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
62.06 sqm / 668.01 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes swimming pools, restricted head height
58.26 sqm / 627.11 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 60.28 sqm / 648.85 sqft
IPMS 3C RESIDENTIAL 58.61 sqm / 630.87 sqft

spec id: 60e33ad37c9f110ded118ffa

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