



Ferndale Road
Clapham, SW4

CHESTERTONS





A 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 demise.

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

Offers in excess of
£500,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C	71	77
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Not energy efficient - higher running costs	F		
Least energy efficient - highest running costs	G		
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 walkways, 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.

IPW16 RESIDENTIAL: 60.28 sqm / 648.85 sqft
IPW16 RESIDENTIAL: 58.61 sqm / 630.87 sqft

spec id: 60e33ad37c9f110ded118fa

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