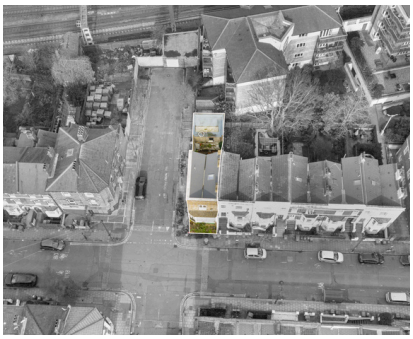
Dexters

London Property Professionals









Ferndale Road, SW4

£699,950

Dexters are delighted to introduce the freehold sale of a mixed-use building featuring a split level commercial/retail unit with a private patio and garage and a two-bedroom self-contained split level flat.

Ideal for redevelopment subject to securing the necessary planning consents the property is available with vacant possession and no onward chain.

The commercial/retail unit occupies part of the ground floor and the lower ground floor and features a combine area of approximately 66.5 sqm (715.7 sq. ft), the unit benefits from a private patio garden and a separate garage. The two-bedroom flat has its own front door and features a kitchen/dining room, WC and small roof terrace on the ground floor and two double bedrooms and a family bathroom on the first floor. The combined area is approximately 59.7 sqm (642.6 sq. ft).

Located within the Ferndale Road Conservation Area within the London Borough of Lambeth, the property ideally located within 550 metres of Clapham High Street which features a plethora of shops, coffee shops, café's, bars, gyms, restaurants and public houses including Sainsbury's supermarket, Marks and Spencer's Foodhall, Five Guys Burgers and Fries, Boots and PureGym. Clapham High Street tube station on the Windrush line is within 565 meters providing direct trains to Clapham Junction within two stops whilst Clapham North tube station on the Northern line is within 450 metres providing direct access to London Waterloo and London Bridge. The open parkland of Clapham Common is within 1.1 Kilometres.

Tenure - Freehold HM Land Registry Title Number LN198948
(note: the property will be sold with vacant possession and no onward chain)

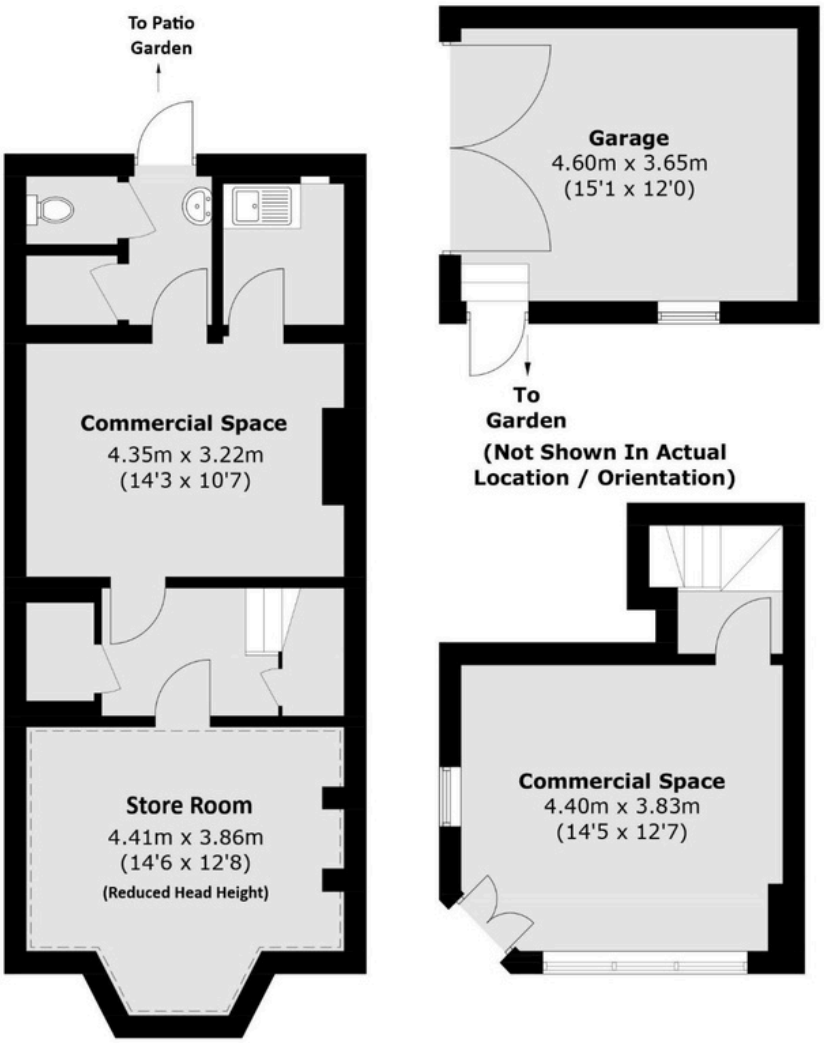
Features

- Freehold sale
- Mixed-use building
- Split level commercial/retail unit
- Split level two-bedroom flat
- Redevelopment potential (STPP)
- No onward chain

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118a Ferndale Road, Clapham, London SW4 7SA
Commercial Unit



Lower Ground Floor **Ground Floor**

Total area (approx.): 66.5 sq. m (715.7 sq. ft)
Garage: 17.3 sq. m (186.2 sq. ft)

RICS Regulated Estate Agent and Letting Agent

Registered office: Mayfair Showroom, 66 Grosvenor Street, London, W1K 3JL.
Dexters London Limited, Company Registration Number 04160511

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Property sales, lettings and management. Development and investment advisors. Specialist residential Chartered Surveyors.

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Land and Investments
12 The Broadway
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SW19 1RF

020 8614 1216

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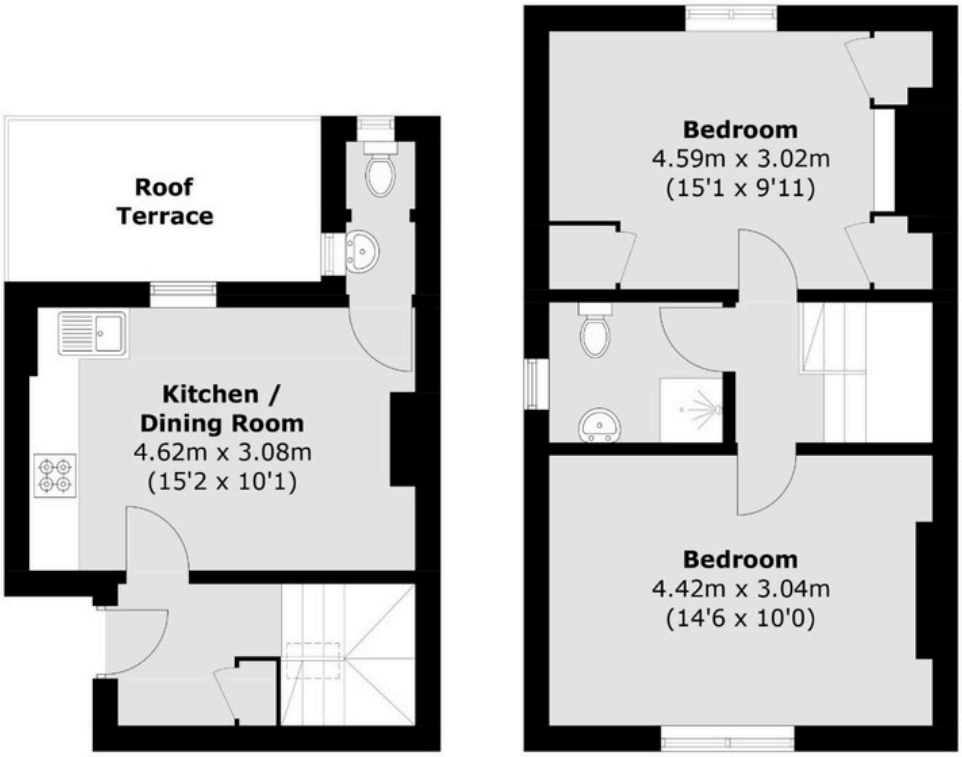
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118a Ferndale Road, Clapham, London SW4 7SA
Residential Unit



First Floor **Second Floor**

Total area (approx.): 59.7 sq. m (642.6 sq. ft)
Roof Terrace: 7.1 sq. m (76.4 sq. ft)

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