



Ferndale Road
Clapham, SW4

CHESTERTONS





Chestertons takes pleasure in introducing to the market a purpose built flat in a well maintained block, which benefits from access to communal gardens, bicycle storage and a gated off-street parking space.

The flat is accessed via a communal hallway on the first floor. To the front of the property are two generous double bedrooms with fitted storage and a bright and airy reception room with French doors leading out onto the balcony. Double doors lead through from the reception room into a contemporary kitchen at the rear of the property with eye and base level units and space for kitchen appliances. The recently refurbished bathroom with separate shower cubicle is also to the rear of the property along with a useful storage cupboard.

Ferndale Road is ideally located moments from the cafés, restaurants, bars and shops local to Clapham High Street and Brixton Village. Clapham North and Brixton Underground Stations are within easy reach, as is Clapham High Street Overground Station

- Two double bedrooms
- Generous entertaining space
- Semi open plan kitchen
- Ample Storage Space
- Private balcony
- Communal garden

Guide Price £575,000

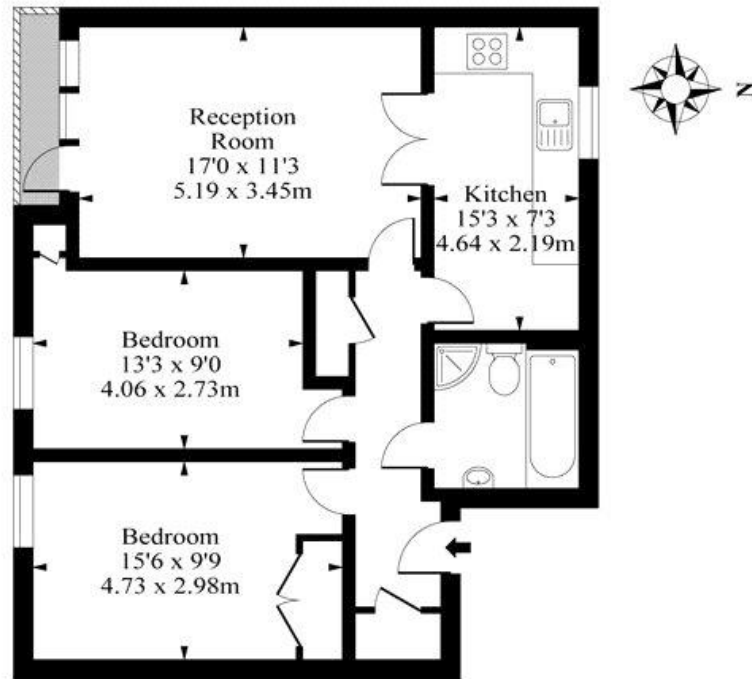
Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
90-100 A		
81-90 B		
69-81 C		
55-69 D		
49-55 E		
41-49 F		
35-41 G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Tenure: Leasehold 166 years
Service Charge: £2165/annual
Ground Rent: £0
Local Authority: Lambeth Council
Council Tax Band: D

Chestertons Battersea & Clapham Sales

6 Battersea Rise
 London
 SW11 1ED
 battersearise@chestertons.co.uk
 020 7924 4400
 chestertons.co.uk

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First Floor

Approx Gross Internal Area **776 Sq Ft - 72.12 Sq M**

For Illustration Purposes Only - Not To Scale

Ref: No. 22045

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