

FOR SALE



Ferndale Road, Clapham North, SW4

GUIDE PRICE £600,000 Share of Freehold

 **3**

 **2**

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Property Description

A charming and spacious three double bedroom split-level maisonette, ideally located within a short walk of both Brixton town centre and Clapham High Street.

The ground floor features a stylish modern open-plan kitchen and living area, a generous double bedroom and a convenient under-stairs WC. Upstairs, there are two further double bedrooms, including a spacious principal bedroom with its own en-suite shower room, along with a separate family bathroom. Offering well-proportioned accommodation across two floors and an excellent location, this property makes an ideal home.

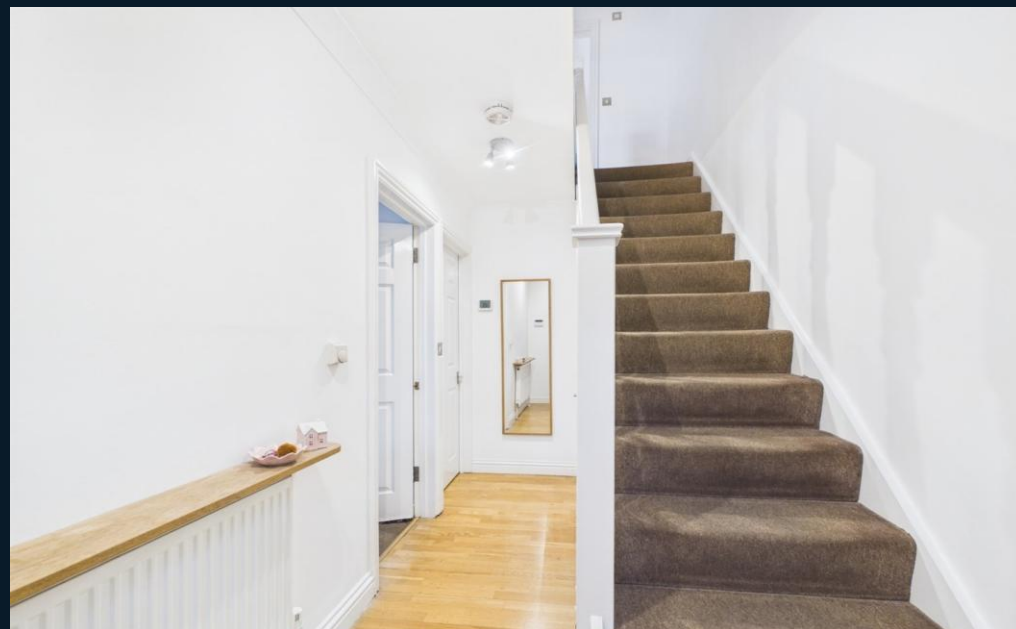
Ferndale Road is located in the ever popular Clapham North, with an abundance of cafes, boutiques, bars and restaurants nearby. There is a wide choice of transport options within easy striking distance. Clapham North Station for the Northern Line and Clapham High Street Station for the Overground are only moments away, and Brixton for the Victoria Line is within easy walking distance. There is also a wide choice of regular bus routes.

Disclaimer

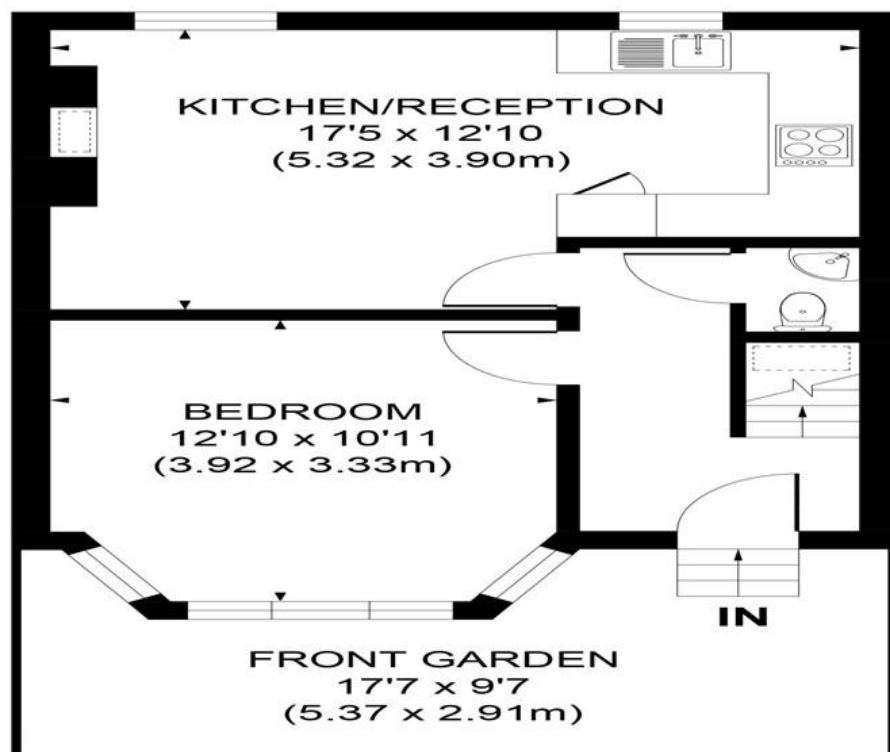
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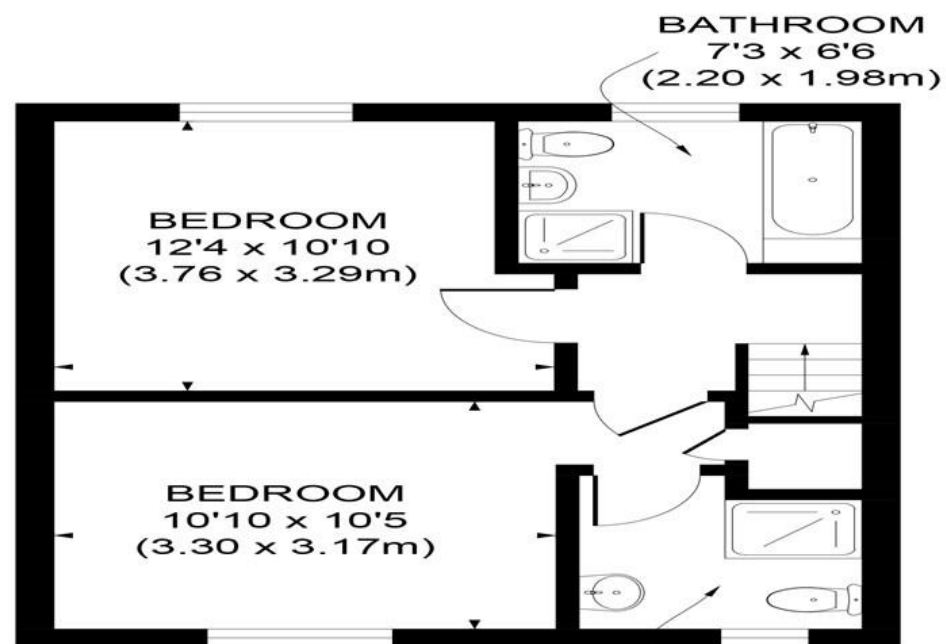
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C	72	78
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC







GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 832 SQ. FT / 77.29 SQ. M

Illustration for identification purpose only, not to scale
 All measurements are maximum, and includes wardrobes and window bays where applicable
 Prepared by Pixangle ©. Tel 020 8870 2118

Material Information

Tenure - Leasehold with Share of Freehold

Length Of Lease - 979 years remaining

Building Insurance - £1170

Ground Rent - £0

Council Tax Band - D

Local Authority – Lambeth Council



Property Type
Maisonette (End of Terrace)



Construction Type
Brick



Parking
Parking Permit



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Gas Central Heating



Broadband
Standard / Superfast /
Ultrafast



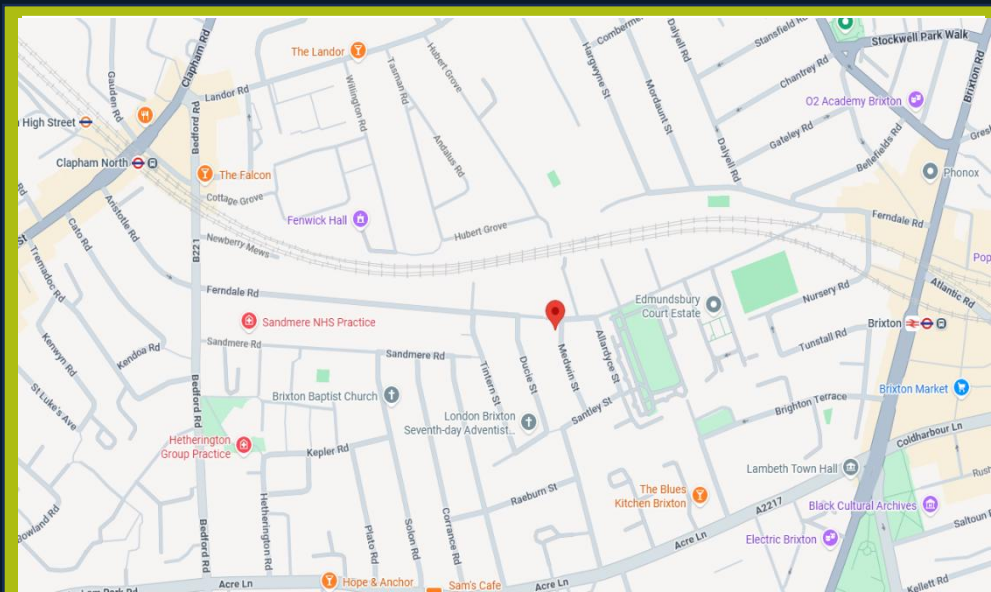
Mobile Signal
Good Coverage



Flood Risk
*Has the property been flooded in the past
five years: NO*
Risk Level: Low



**Proposed Development
in Immediate Locality?**
None



Balham

45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX
☎ 0208 679 9889



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