



Ferrers Road, London
£725,000



22 Ferrers Road

London

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- No onward chain – Ready for immediate purchase, with freehold tenure, making this an attractive proposition for buyers seeking a smooth and swift transaction.
- Spacious first-floor accommodation – Three well-proportioned double bedrooms and a family bathroom offer comfortable sleeping and bathing quarters, with scope for reconfiguration.
- Versatile ground-floor living – Enjoy a front reception room, a separate dining area, and an eat-in kitchen
- Generous proportions throughout – A rare two-storey home offering over 1,100 sq ft of internal space, providing a versatile layout that suits families, professionals, or investors.
- True blank canvas – Neutrally decorated and ready for your personal touch, this property is ideal for those wanting to modernise, extend (STPP), or simply refresh to their own style and taste.
- Generous sized rear garden – A rare outdoor asset in London, this large rear garden enjoys afternoon and evening sun, offering endless potential for landscaping, entertaining, or children's play.





Entrance hall

Reception room

Dimensions: 11' 9" x 13' 6" (3.58m x 4.11m).

Dining room

Dimensions: 9' 11" x 12' 1" (3.02m x 3.68m).

Eat-In Kitchen

Dimensions: 9' 1" x 19' 10" (2.77m x 6.05m).

Bedroom one

Dimensions: 12' 3" x 15' 7" (3.73m x 4.75m).

Bedroom two

Dimensions: 9' 11" x 11' 3" (3.02m x 3.43m).

Bedroom three

Dimensions: 5' 9" x 13' 8" (1.75m x 4.17m).

Bathroom

Dimensions: 5' 10" x 9' 1" (1.78m x 2.77m).

Garden

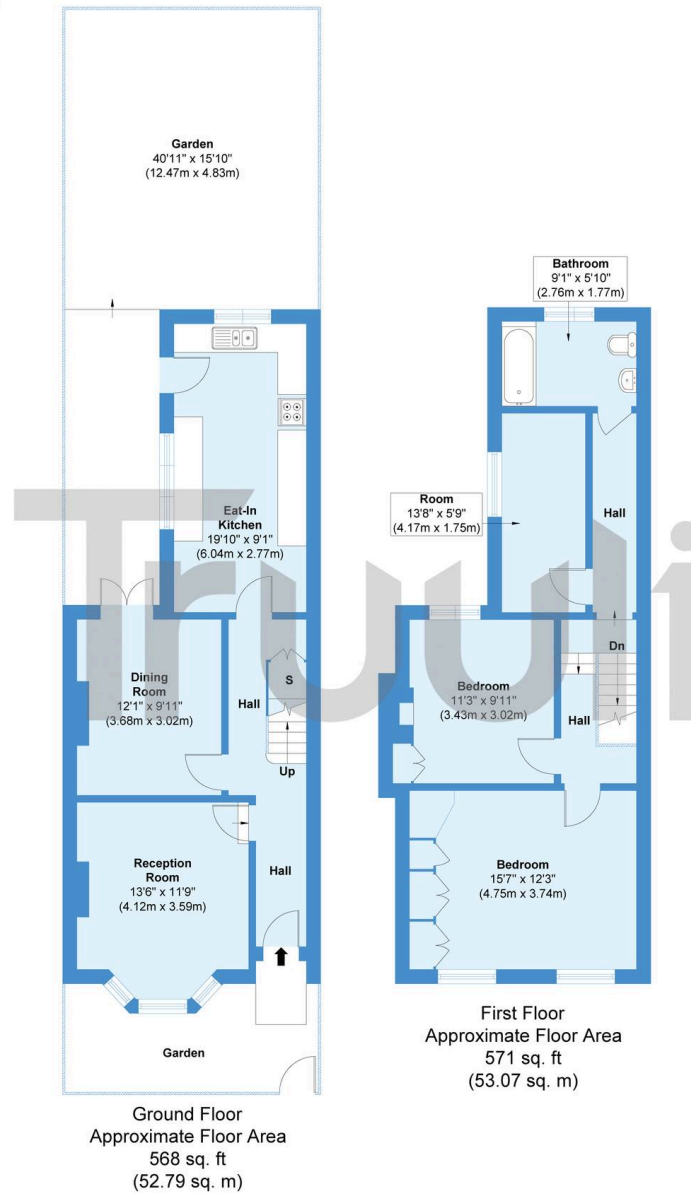
Dimensions: 015' 10" x 40' 11" (4.83m x 12.47m).



Ferrers Road, London, UK



Reduced headroom below 1.5m / 5'0



This floor plan is not to scale and measurements and areas are approximate and therefore should be used for illustrative purposes only. maximum widths and lengths are represented on the floor plan. The plan has been prepared in accordance with the RICS Code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on in any aspect of particular importance, you should carry out or commission your own inspection at the property.



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