



Ferndale Road
London, SW4

CHESTERTONS





A spacious two bedroom ground floor flat with private garden located moments from Clapham North. The property is naturally light throughout and benefits from two double bedrooms, a large fully fitted open plan kitchen, bright reception room and modern four-piece family bathroom. The property further boasts ample fitted storage, wooden floors throughout and private garden.

Ferndale Road is a residential road moments from Clapham North Underground Station (Northern Line) and within easy reach of the vast array of shops, bars and restaurants of both Clapham High Street and Brixton. The green open spaces of Clapham Common can also be found a short walk away.

- Ground floor garden flat
- Light and airy accommodation
- Spacious open plan kitchen and reception room
- Two double bedrooms
- Modern bathroom
- Sunny private garden

Guide Price £625,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B		
72-80	C	71	76
63-71	D		
54-62	E		
45-53	F		
35-44	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Leasehold with Share of Freehold – 105 years lease
Service Charge: £0
Ground Rent: £100 per annum
Local Authority: Lambeth Council
Council Tax Band: D

Chestertons Battersea & Clapham Sales

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CAPTURE DATE 13/08/2021 LASER SCAN POINTS 4,038,594

GROSS INTERNAL AREA

60.39 sqm / 650.03 sqft



— Ground Floor

 **GROSS INTERNAL AREA (GIA)**
The footprint of the property
60.39 sqm / 650.03 sqft

 **NET INTERNAL AREA (NIA)**
Excludes walls and external features
Includes washrooms, restricted head height
56.08 sqm / 603.64 sqft

 **EXTERNAL STRUCTURAL FEATURES**
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

 **RESTRICTED HEAD HEIGHT**
Limited use area under 1.9m
1.35 sqm / 14.53 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.

IPMS 3B RESIDENTIAL 59.75 sqm / 643.14 sqft
IPMS 3C RESIDENTIAL 56.18 sqm / 604.72 sqft
spec id: 6113fa4d31a4b90dc2a72c09

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