



Ferndale Road
London, SW4

CHESTERTONS





Chestertons has pleasure introducing to the market a first floor conversion flat set within a Victorian property in a popular residential area which is moments from Clapham North Underground Station.

The property has been fully renovated throughout and consists of a spacious south facing reception room, leading on to a fully fitted kitchen. A large double bedroom with built in storage and modern shower room.

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.

- Reception Room
- Kitchen
- Double Bedroom
- Storage

Offers in excess of
£425,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold 124 years 6 months
Service Charge: £1250
Ground Rent: £0
Local Authority: Lambeth
Council Tax Band: C

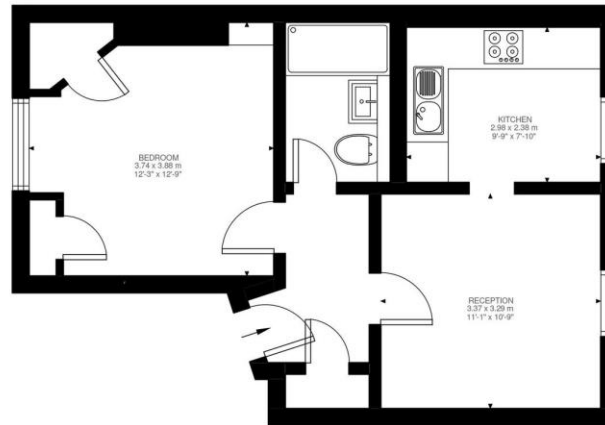
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First Floor
482 ft²

Ferndale Road, SW4
Approximate Gross Internal Area
44.80 SQ.M / 482 SQ.FT

Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

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