



## Ferndale Road, London

**Asking Price £295,000**

Situated in a prime location, this modern one bedroom apartment is located in the heart of Brixton, close to transports links and the area's vibrant amenities. The property offers an open plan kitchen/ reception room and one double bedroom with built in storage. Off street parking is also included.

Approximately 103 years remaining on lease  
Ground rent amount: £150 pa (2025)  
Ground rent review period: Ask agent  
Service charge amount: approx. £2,292.83 pa (2025)  
Service charge review period: N/A  
Council tax band: B (Lambeth City)

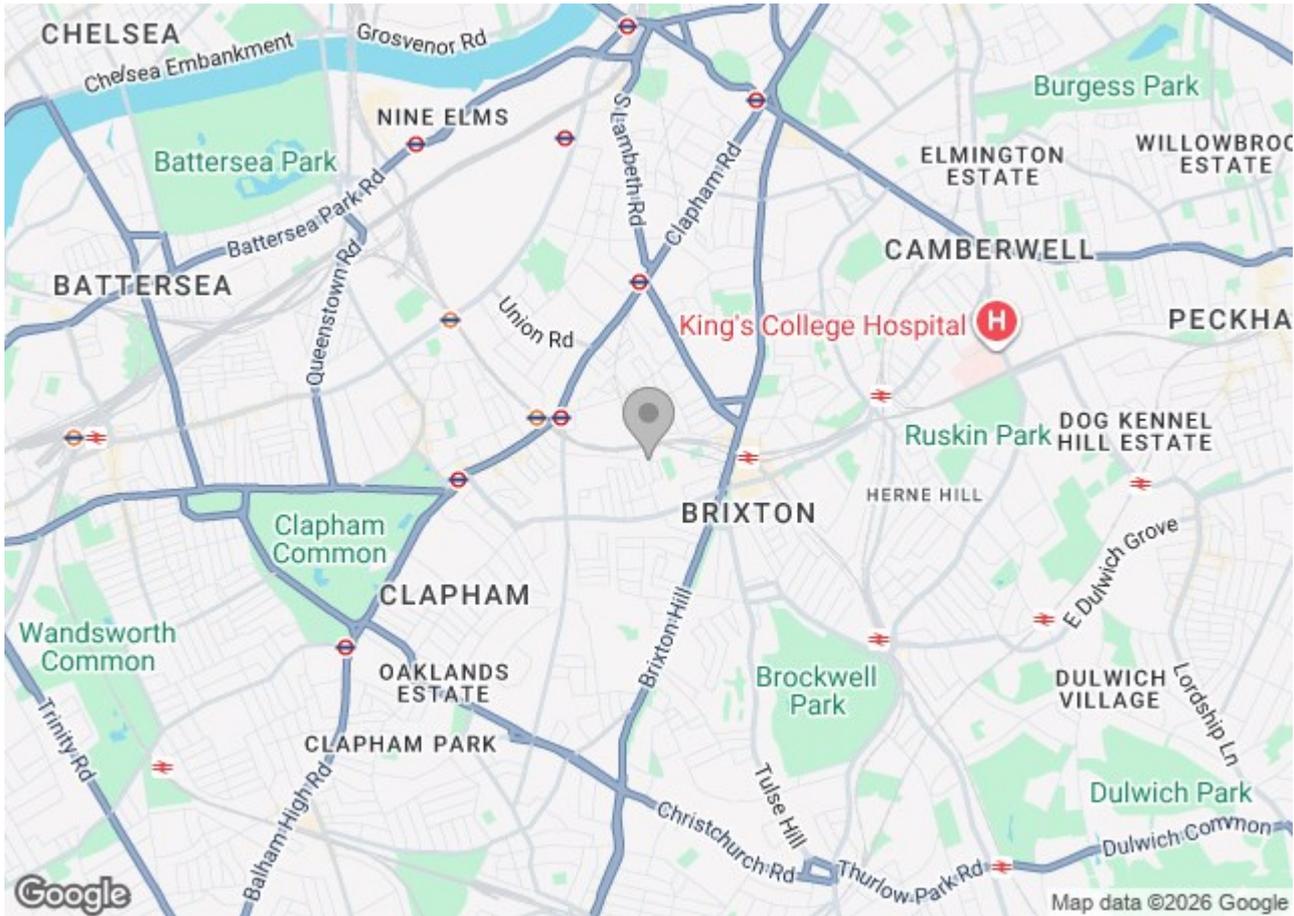
Electricity supply – Mains | Heating – Electric mains | Water supply – Mains | Sewerage – Mains | Internet: FTTC  
| Lift Access | Residents parking

To check broadband and mobile phone coverage please visit Ofcom

# 230 Ferndale Road London



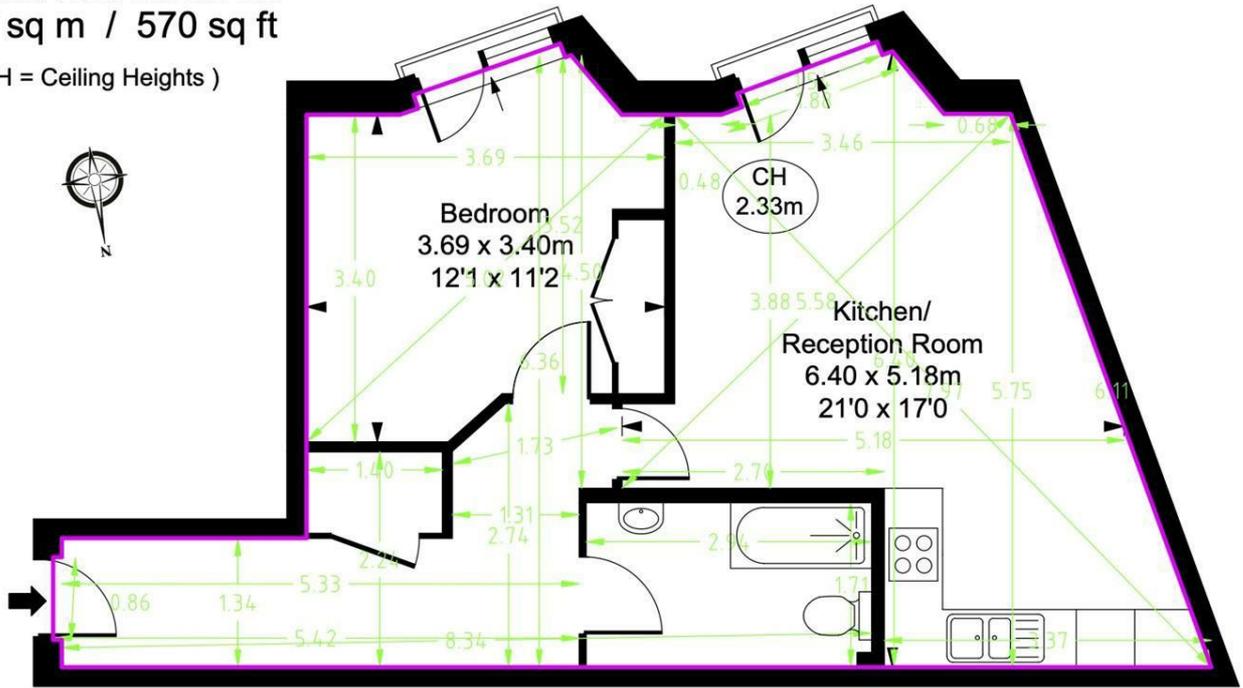
- One double bedroom
- Modern fitted kitchen
- Parking
- Central Brixton
- Popular location





# Floor Plan

**Ferndale Road, SW9**  
 Approximate Gross Internal Area  
**52.97 sq m / 570 sq ft**  
 ( CH = Ceiling Heights )



**Second Floor**

This plan is not to scale. It is for guidance and not for valuation purposes.  
 All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
		63	75				
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	