



**Flat 9, 230 Ferndale Road, London, SW9 8AT**

**Asking price £325,000**





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: Approx. £150pa  
Ground rent review period: Ask agent  
Service charge amount: approx. Approx. £2,292.83pa  
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

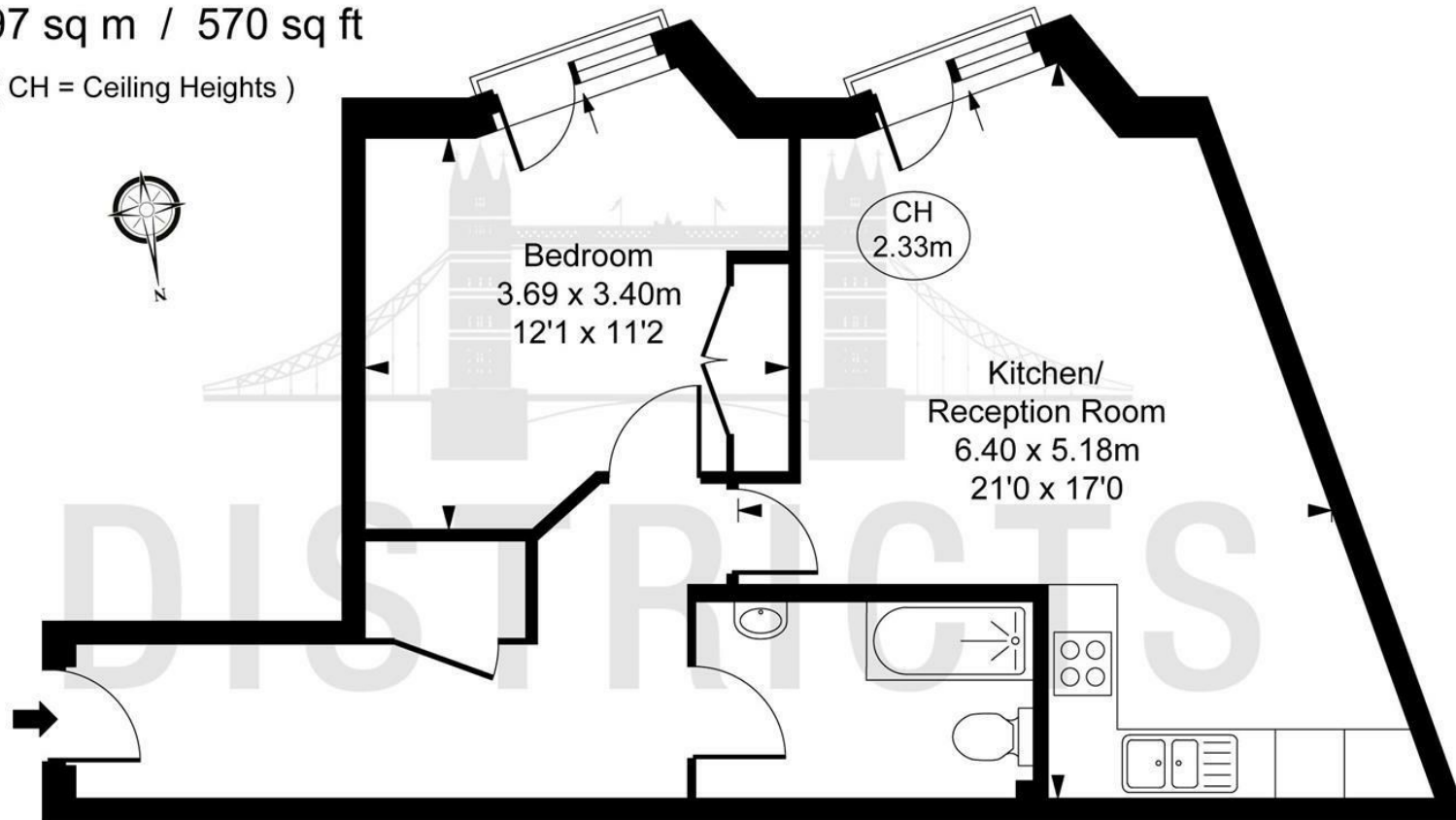






Ferndale Road, SW9  
Approximate Gross Internal Area  
52.97 sq m / 570 sq ft

( CH = Ceiling Heights )



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.  
© Fulham Performance

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

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 firms employment has the authority to make or give any representation or warranty in respect of the property.