

FOR SALE



Ferndale Road, Clapham Common, SW4

Offers In Excess Of £600,000 Share of Freehold

 **3**

 **2**

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Property Description

A beautifully presented period conversion set within an attractive three-bedroom townhouse on Ferndale Road, this charming top-floor apartment combines classic architectural character with comfortable modern living. High ceilings, generous proportions, and an abundance of natural light enhance the sense of space, while the building's period features add warmth and character throughout.

The property comprises three well-proportioned double bedrooms, offering pleasant outlooks and excellent natural light. A bright and inviting reception room provides an ideal space for both relaxing and entertaining, while the separate kitchen offers practicality and convenience, with ample workspace and storage. Two well-appointed bathrooms serves the apartment, and additional built-in storage throughout ensures an uncluttered living environment.

Ferndale Road is superbly located just moments from Clapham North Underground Station, providing excellent transport links into Central London and beyond. The vibrant Clapham High Street is within easy reach, offering a wide selection of restaurants, pubs, cafés, and bars, as well as everyday amenities. This sought-after location perfectly balances neighbourhood charm with city convenience, making it an ideal choice for professionals and investors alike.

Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		
69-80 C	75	81
55-68 D		
39-54 E		
21-38 F		
1-20 G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	







Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

904 ft²

84.1 m²

Reduced headroom

10 ft²

0.9 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Material Information

Tenure – Leasehold

Length Of Lease – 144 years remaining

Building Insurance – £876

Council Tax Band – D

Local Authority – Lambeth Council



Property Type
Flat (Conversion)



Construction Type
Brick



Parking
Parking Permit



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Central Gas Heating



Broadband
Standard/ Superfast/
Ultrafast



Mobile Signal
Good Coverage

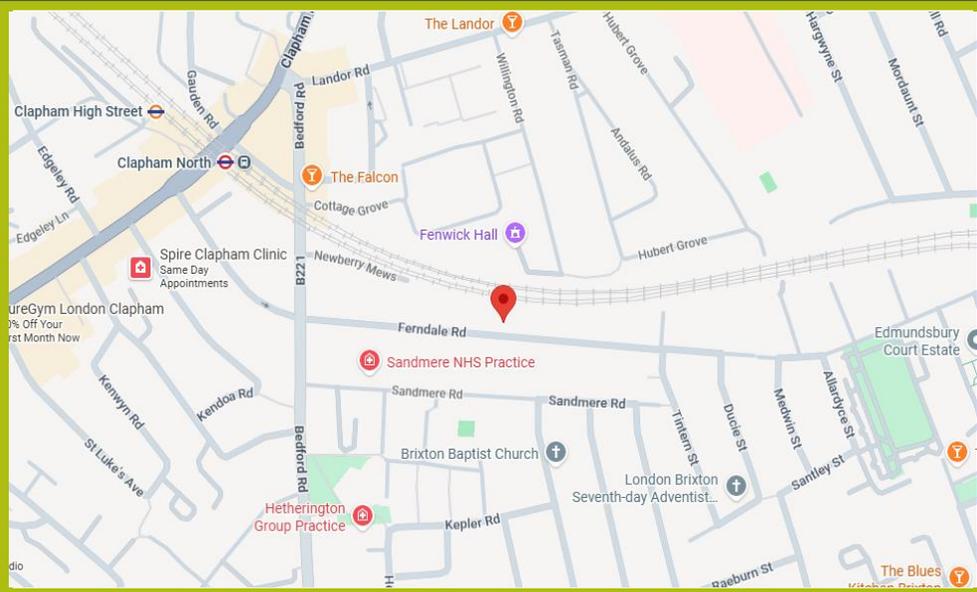


Flood Risk

Has the property been flooded in the past five years: NO
Risk Level: Low



**Proposed Development
in Immediate Locality?**
None



Balham

45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX
☎ 0208 679 9889

