



Flat 2, 230 Ferndale Road, London, SW9 8AT

Asking price £325,000

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DISTRICTS

A wonderful one bedroom apartment set within the vibrant Brixton area. The property features a spacious double bedroom, a bright open plan kitchen/living space and a three-piece bathroom.

Superbly located, the property is situated only moments from Brixton underground and Brixton train station, boasts easy access into the City. A selection of cafes, shops and restaurants are all a short walk away. The property also has a carpark space in the developments gated parking.

Approx. 102 years remaining on lease
Ground rent amount: Approx. £150pa
Service charge amount: approx. : Approx. £2,108.50pa
Service charge review period: N/A
Council tax band: B (Lambeth)

Electricity supply – Mains | Heating – Electric mains | Water supply – Mains | Sewerage – Mains | Internet: Fttc | Parking Included

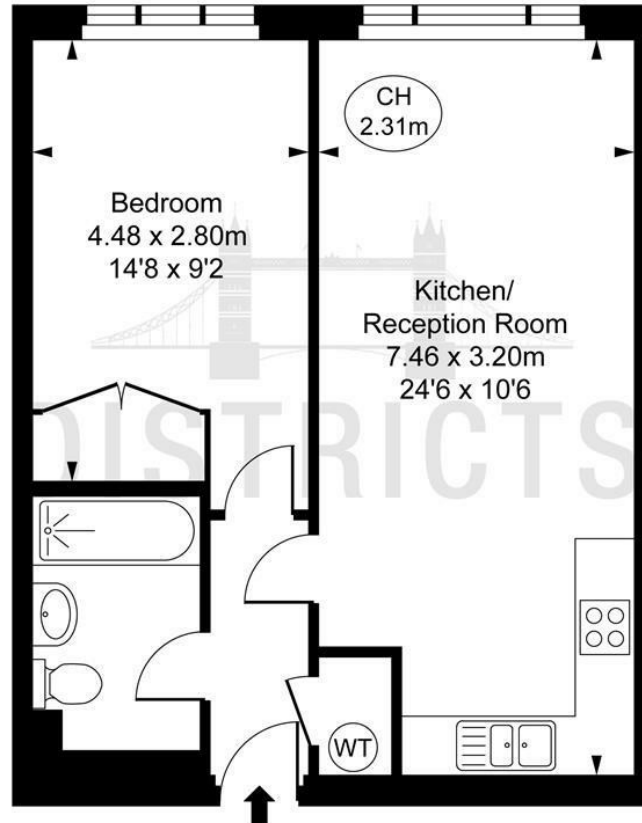
To check broadband and mobile phone coverage please visit Ofcom
To check planning permission please visit Lambeth Council Website, Planning & Building Control





Ferndale Road, SW9
Approximate Gross Internal Area
45.16 sq m / 486 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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