

For Sale: Ferndale Road
4 Bedroom Maisonette
Price: £1,150,000.00

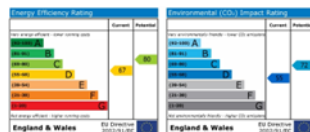


Estates Ltd

Property Sales and Management



For Sale
Ferndale Road
Clapham SW4
Price: £1,150,000.00



Share Of Freehold
4 Bedrooms
3 Bathrooms

Viewing by appointment only
E & C Estates Ltd
Tel: 01322 227 528
57, Hythe Street, Dartford, DA1 1BG

***** 4 BEDROOM MAISONETTE FOR SALE IN CLAPHAM SW4*****

A Charming FOUR DOUBLE BEDROOM Maisonette situated in the heart of Clapham SW4 and part of the Joseph George Jennings 19th Century Terraced Development within Ferndale Road Conservation Area which also links Central Clapham to Central Brixton. This spacious NEWLY REFURBISHED PROPERTY offered with NO CHAIN is presented in good condition throughout and set over THREE FLOORS with impressive features.

The First Floor comprises a bright spacious Living Room with high ceilings and Vertical Sliding Period Sash Windows to front allowing plenty of light into property, Fully Fitted spacious Kitchen/Breakfast Room with Window to rear.

On the Second Floor you will find Three Large Double Bedrooms and a Modern guest WC. The Third Floor comprises Modern three piece Family Bathroom and extra Large Bedroom with Double Glazed Window to Rear and plenty of STORAGE COMPARTMENTS.

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***** 4 BEDROOM MAISONETTE FOR SALE IN CLAPHAM SW4*****

Ground Floor: Main Hallway, Carpeted Stairs to First Floor,

First Floor: Landing, Modern 3 Piece Shower-Room Suite, Carpeted

Kitchen: 14'3"x12'9" (4.3m x 3.8m)

Living Room: 18'9"x 13'11" (5.7m x 4.2m)

Second Floor: Landing, Guest WC, Carpeted Stairs to Third Floor, Windows

Bedroom-1: 14'0"x 12'8" (4.2m x 3.8m)

Bedroom-2: 14'3"x 11'1" (4.3m x 3.3m)

Bedroom-3: 10'6"x 7'3" (3.2m x 2.2m)

Third Floor: Landing, Modern 3 Piece Bathroom Suite, Laminate Flooring.

Bedroom-4: 19'1"x 12'9" (5.8m x 3.8m)

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Ferndale Road is located within the heart of Clapham North benefiting from all the amenities of Clapham and Brixton including the fabulous Ritzy Art House cinema close by along with a huge range of shops, bars, pubs, clubs, restaurants and coffee shops available to keep you entertained. Excellent Bus Routes connecting whole of London.

Located within walking distance of **Clapham North Underground Station** (Northern Line), **Clapham High Street Overground Station**, **Clapham Common Underground Station** and **Brixton Underground Station**(Victoria Line). Clapham Common Parks and Gardens also a short walk away.

- Council Tax Band: D, £1,660.24
- London Borough of Lambeth
- Ferndale Conservation Area
- EPC Rating: D
- Tenure: Share of Freehold
- Approximate Gross Internal Area: 1,614 Sq Ft/149.95 Sq M(inc Eaves and Storage)
- Asking Price: £1,150,000.00

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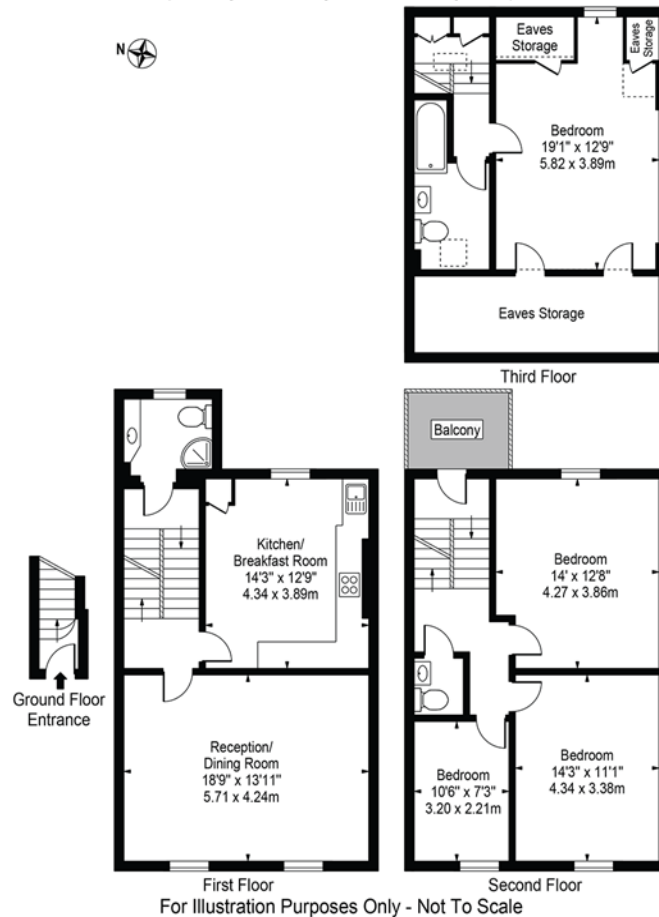
Ferndale Road

Approx. Total Internal Area 1614 Sq Ft - 149.95 Sq M

(Including Eaves Storage & Restricted Height Area)

Approx. Gross Internal Area 1462 Sq Ft - 135.82 Sq M

(Excluding Eaves Storage & Restricted Height Area)



This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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