



Ferndale Road, London SW9 8AT

welcome to
Ferndale Road, London

We are delighted to introduce this well presented one double bedroom, second floor apartment situated on the very popular Ferndale Road. There are five one bedroom flats available in this block marketed with Barnard Marxcus, Clapham.

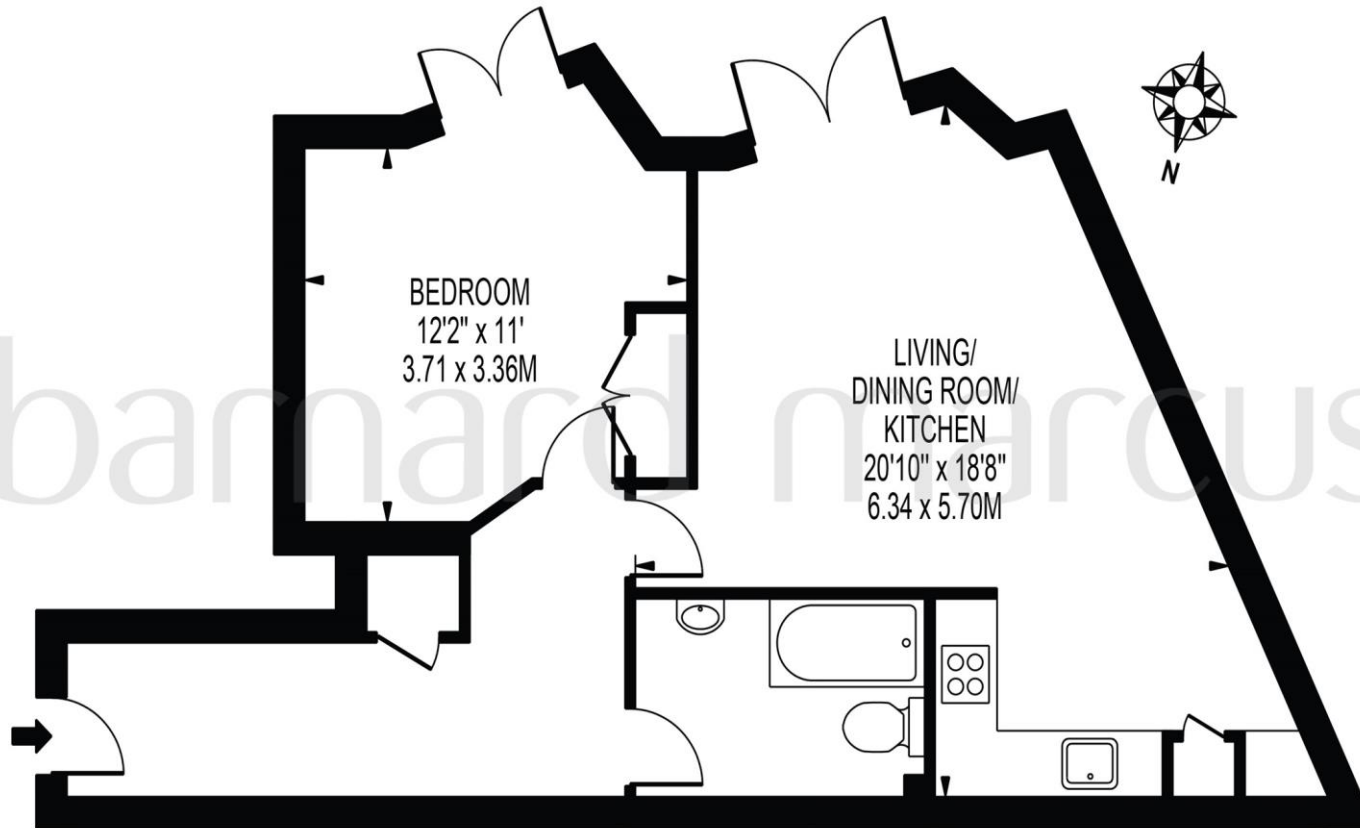
A well presented one double bedroom second floor apartment for sale, situated on the very popular Ferndale Road. This property has the benefit of having a large open plan reception room with floods of natural light and great entertaining space. There is a three piece family bathroom, storage space and you have the luxury of having access to a well presented communal area.

Located in the heart of Brixton you couldn't be closer to all of the bars and restaurants the area has to offer. Transport links are provided by the London Underground Network (Victoria Line) and plenty of bus routes offering easy connections into central London and beyond.



FERNDALE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 562 SQ FT - 52.21 SQ M



SECOND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

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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Ferndale Road, London

- One Double Bedroom
- Second Floor
- Large Reception Room
- Communal Area
- Floods of Natural Light

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 2292.83

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£325,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CPM108189



Property Ref:
CPM108189 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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