



 **2**
Bedrooms

 **2**
Bathrooms



Situated within moments of both Clapham North (Northern Line) and Brixton stations (Victoria Line), with all of the amenities that Brixton and Clapham High-Street have to offer, this beautifully renovated two bedroom, two bathroom garden flat boasts a high-spec finish throughout; with a fully fitted modern kitchen with a granite worktop, two spacious double bedrooms (one of which has an ensuite), modern tiled bathroom with shower and further en-suite. Plenty of built in storage throughout, private rear garden.

Ferndale Road, Clapham SW4

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Approx. 125 years remaining on lease, peppercorn ground rent (£10-15 per annum) and service charge is as and when. No onward chain.

Ferndale Road, SW4

Approximate gross internal area
66.61 sq m / 717 sq ft

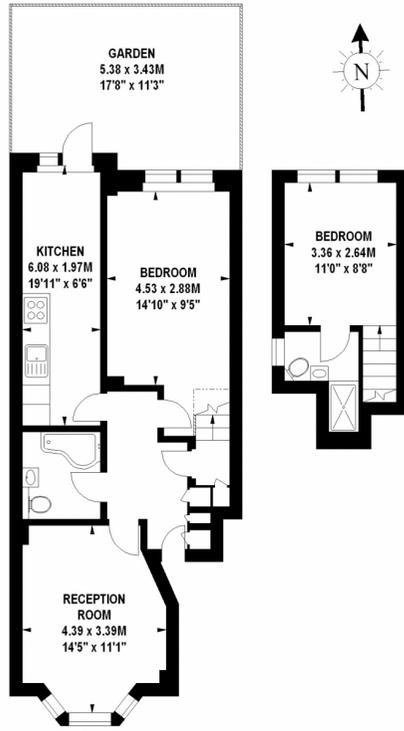


Illustration For Identification Purposes Only. Not To Scale
*Floorplan Drawn According To RICS Guidelines
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

