



FERNDAL ROAD, SW4
£375,000 SHARE OF FREEHOLD

Winkworth



FERNDALE ROAD, SW4

We are pleased to offer this first floor, one double bedroom Victorian conversion in good decorative order. Ideally located a stone's throw from Clapham North/Common tube station, Abbeville Village, Clapham Common and Brixton.

Available exclusively through Winkworth we are delighted to present this split-level, first/top floor Victorian conversion apartment.

The property comprises a large, bright open plan kitchen/reception with a fireplace. The fitted kitchen has a gas hob, an electric oven, a wooden work top, plumbing for dishwasher and an under-counter fridge. There is a double bedroom with ample storage and a large bathroom with a shower over the bath, a WC and plumbing for a washing machine.

The property is ideally located on this quiet residential street, equal distance between Clapham North, Clapham Common and Brixton tube stations and is within easy reach of the many bars, cafes, restaurants and shops that the local area offers. The property is offered with a share of freehold (between two flats) and is available without an on-going chain.

LOCATION

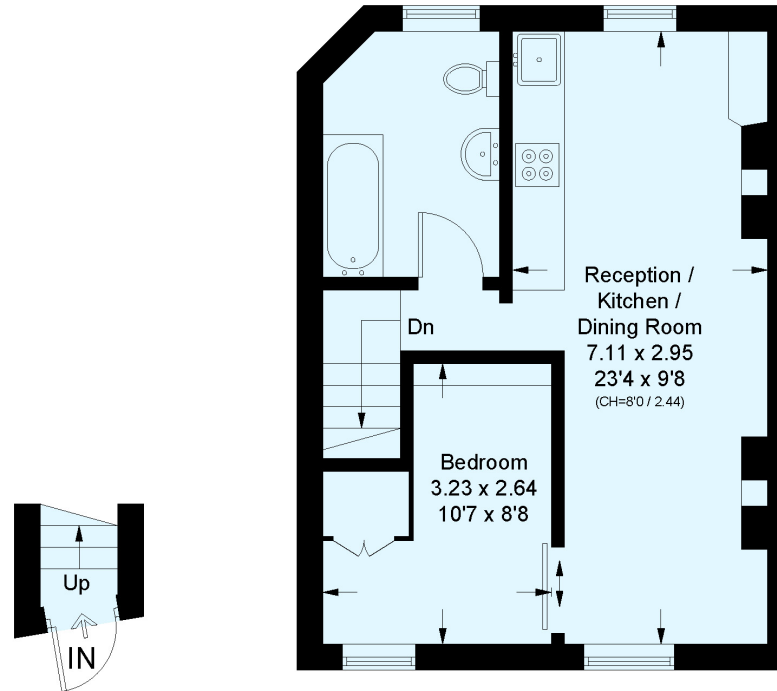
Clapham North
Clapham Common
Brixton





Ferndale Road, SW4

Approximate Floor Area = 38.3 sq m / 412 sq ft
Including Limited Use Area (0.9 sq m / 10 sq ft)



Ground Floor
1.0 sq m / 11 sq ft

First Floor
37.3 sq m / 401 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID723308)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(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	

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