



Ferndale Road, SW4

Offers IEO: £450,000 *Leasehold*



KEY FEATURES

- Ground floor period flat
- One double bedroom
- Private rear garden
- Basement storage space
- Separate reception room
- Kitchen with garden access
- Well proportioned layout
- Excellent transport links

*Please note that some images have been virtually dressed to illustrate potential furnishing layouts and design ideas. These images are for guidance purposes only and do not represent the current contents or finishes of the property.

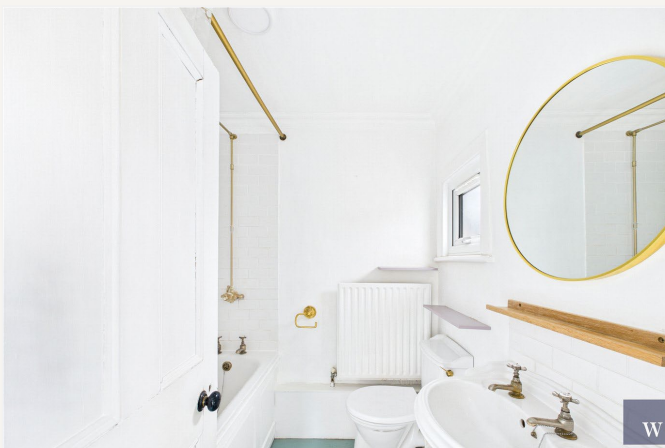
Set on the ground floor of an attractive period building, this well-proportioned one-bedroom flat offers bright, flexible accommodation with the added benefit of a private rear garden and a useful basement for storage. The layout flows well from front to back, beginning with a welcoming reception room featuring a bay window that draws in natural light. To the rear sits a separate kitchen with direct access out to the garden, creating a practical and versatile living arrangement. The bedroom is quietly positioned and well sized, while the bathroom is neatly arranged off the central hallway. A valuable bonus is the basement storage, ideal for bikes, suitcases or seasonal items, helping keep the main living spaces clutter-free. Overall, the property presents a solid opportunity for buyers looking to personalise a home in a well-connected and consistently popular location. Ferndale Road is a well-regarded residential street ideally positioned between Brixton and Clapham, offering easy access to a wide range of amenities. Brixton High Street is close by, providing an excellent selection of independent shops, cafés, bars and restaurants, while Abbeville Village is also within easy reach. Transport links are excellent, with Brixton Underground (Victoria Line), Clapham North (Northern Line) and Clapham High Street Overground all nearby, offering swift connections across London. The green open spaces of Clapham Common are also within walking distance, providing a welcome escape from city life.

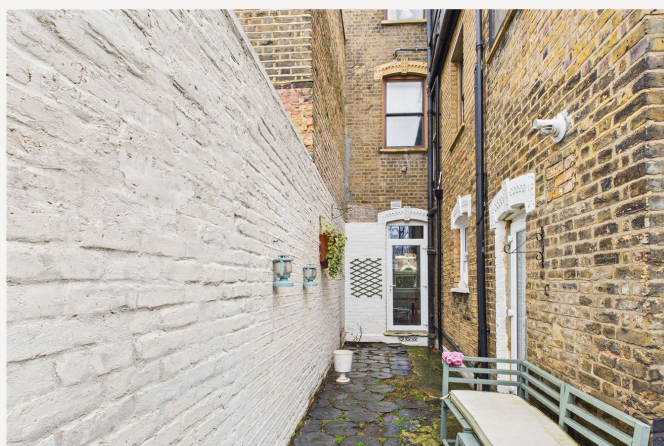
Herne Hill

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Leasehold
Term: 146 year and 3 months
Ground Rent: £30 Annually
Council Tax Band: B
EPC rating: C

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