



 **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; including a fully fitted modern kitchen with granite worktops, two spacious double bedrooms, a modern tiled bathroom, further en-suite bathroom with shower and plenty of built in storage throughout.

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

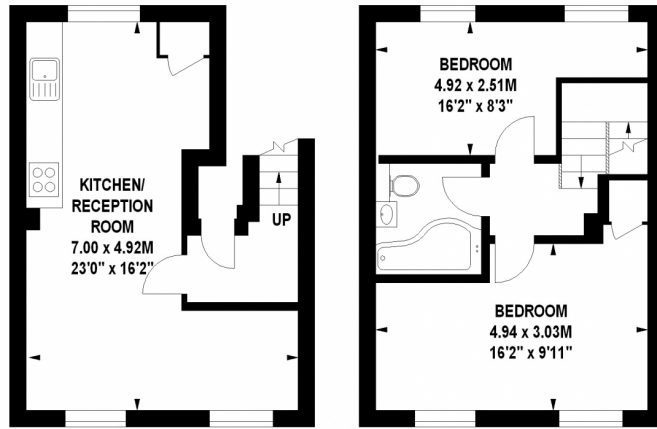
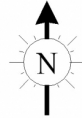
## **Ferndale Road SW4**

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; including a fully fitted modern kitchen with granite worktops, two spacious double bedrooms, a modern tiled bathroom, further en-suite bathroom with shower and plenty of built in storage throughout.

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  
62.80 sq m / 676 sq ft



**First Floor**  
307 sq ft

**Second Floor**  
369 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)	<b>A</b>		
(81-91)	<b>B</b>	81	81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

