



Ferndale Road, SW4 Clapham

£685,000.00

3  1 

- Three Double Bedrooms
- Double Glazing
- Period Features
- Large Loft Space
- Split Level
- Victorian Conversion
- Good Location
- Spacious
- Top Floor Flat
- Excellent Transport Links

A spacious three bedroom top floor victorian conversion flat benefitting from a large loft space conveniently located within easy access to Brixton & Clapham High Street.

Spanning over 1030sqft the apartment comprises a reception room, a separate kitchen, three double bedrooms, a bathroom suite and a separate W/C.

The property is offered with a share of the freehold and is situated within easy reach of the shops, bars and restaurants that Brixton and Clapham High Street has to offer as well as the open spaces of Clapham Common.

The flat also benefits from a large loft space that may be converted (STPP).

Local transport links include Clapham North (Northern Line), Clapham High Street Station (National Rail), Brixton (Victoria line) and Clapham Common (Northern Line) for connections into and out of Central London.



To arrange a viewing for this property please call us on: **020 7261 1103**

A: 54 Southwark Bridge Road, London, SE1 0AR **T:** 020 7261 1103 **F:** 020 7401 2007 **W:**

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Property images:



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Floor Plans



Ferndale Road, SW4

CAPTURE DATE 09/11/2020 LASER SCAN POINTS 29,370,219

GROSS INTERNAL AREA

95.47 sqm / 1027.63 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
95.47 sqm / 1027.63 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes vestibules, restricted head height
83.67 sqm / 900.62 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 88.74 sqm / 955.19 sqft
IPMS 3C RESIDENTIAL 83.77 sqm / 901.69 sqft
SPEC ID 5fa29823d5c4c20da996416a



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Location



Important Notice

These details have been prepared and issued in good faith and do not constitute representations of fact or form of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken.

Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or otherwise relevant consent has been obtained.

Floor plan - All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and approximate only and cannot be regarded as being a representation either by the seller or his Agent.



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