



**Ferndale Road, Brixton, SW9**

3 bedroom flat - purpose built for sale

**£650,000**

Leasehold

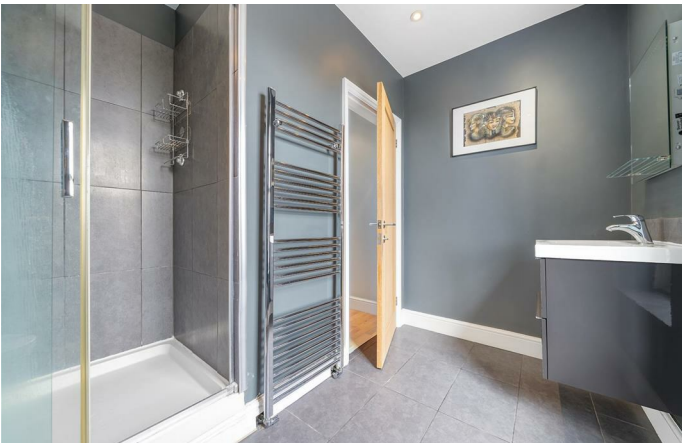
## Property Details

This charming property is ideally located between Brixton and Clapham High Streets. Comprising a bright and sociable reception room occupying a large portion of the first floor, an ideal space to entertain or relax and unwind in, with wooden flooring, high ceilings and large sash windows that flood the space with natural light. The contemporary kitchen is separate to the living room and has a high-quality finish while efficiently utilising all of the space on offer. The master bedroom is larger than many of the average reception rooms within other flats in this price bracket. Any purchasers looking to work from home or plan on sharing with friends will have more than enough space to meet their requirements. The further two bedrooms are both well-proportioned doubles. The current owner has conveniently utilised one of these rooms as a home office. A contemporary bathroom completes this delightful flat.

Council tax band B    EPC rating C (80)

## Features

- Three double bedrooms
- Over 900 square feet of internal space
- Split over two floors
- Characterful, purpose built block
- Communal gardens
- Minutes from central Brixton and a short stroll to Clapham High Street
- Victoria Line, Northern Line and Overground

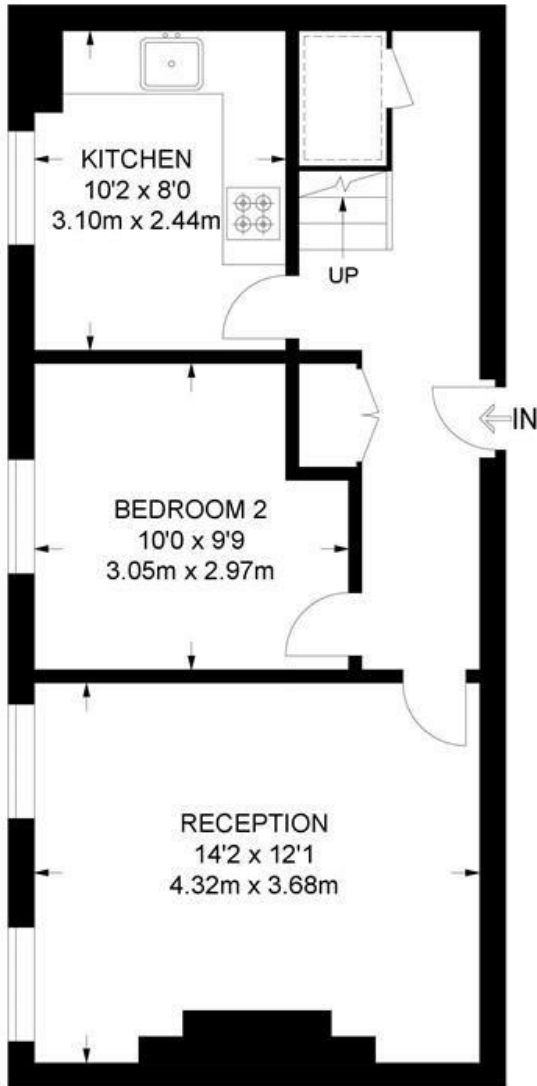




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**3 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: **960 SQ FT / 89.2 SQ M**



FIRST FLOOR



SECOND FLOOR



While we try our very best, floor plans are produced as a guide only and we take no responsibility for the precise accuracy with which any property is represented.

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