



A well presented five bedroom family home.

Fernside Road, London, SW12

Freehold



Double Reception Room • Kitchen/Breakfast Room • Five Bedrooms • Three Bathrooms • Garden • Cellar

Local Information

Fernside Road is situated in the heart of the popular area known as 'The Nightingale Triangle' running off Chestnut Grove, and is ideally situated for Wandsworth Common which offers many recreational facilities including tennis courts, training circuit and playgrounds. Also nearby are many fashionable shops, bars and restaurants.

Balham and Clapham South underground stations provide transport via the Northern line into The City and West End and Wandsworth Common Station is the nearest for mainline transport. The area is much sought after for its excellent selection of local schools in both the state and private sectors.

About this property

Situated on this highly sought after road is this well presented five bedroom family home.

The ground floor boasts a double reception room which is flooded with natural light and features alcove cupboards with shelving above, wooden flooring throughout and offers the perfect entertaining or relaxing space. Adjacent is the kitchen/breakfast room which hosts modern built-in units, integrated appliances, a breakfast bar and space for a dining table on the right hand side. This floor also comprises a

cloakroom to the rear, just off the kitchen. The over 28ft, secluded, south facing garden is accessed via the kitchen and is part paved part AstroTurf with the potential to plant mature shrubbery around the edges. The garden also benefits from a store to the left hand side.

Five bedrooms are situated over two floors. Three bedrooms and a family bathroom are located on the first floor. The primary bedroom is positioned to the front and is bathed with natural light from the many windows and comprises a decorative fireplace and built-in wardrobes. The additional two bedrooms are situated on the second floor as well as a family bathroom and WC.

Tenure

Freehold

Local Authority

Wandsworth

Energy Performance

EPC Rating = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Clapham Office. Telephone: +44 (0) 20 8673 4111.



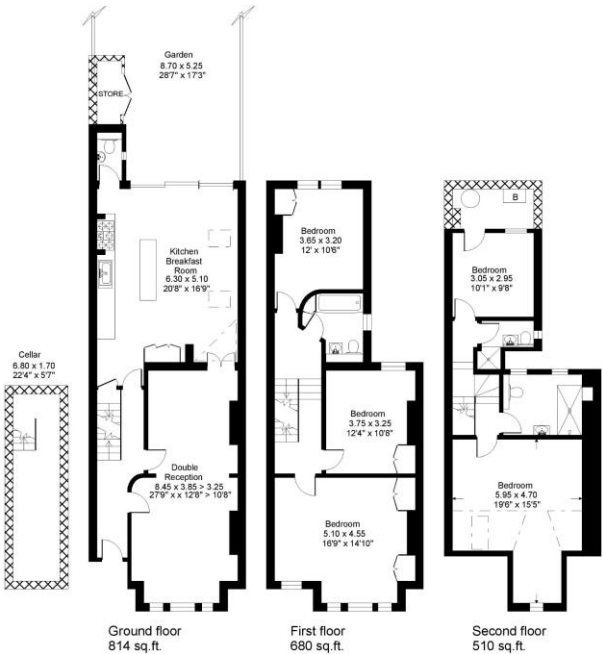



Fernside Road, London, SW12
Gross Internal Area 2004 sq ft, 186.2 m²

Caroline Kennaway
Clapham
+44 (0) 20 8673 4111
ckennaway@savills.com

 |  savills | savills.co.uk

Fernside Road, SW12
Gross internal area (approx.):
186.2 sq. m. (2004 sq. ft.)
Plus storage areas 18.1 sq. m. (195 sq. ft.)
For identification purposes only. Not to scale.
Floorplanners ©



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		
	70	83
England, Scotland & Wales	EU Directive 2002/91/EC 	

Important Notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20211206AXMC

