



A fabulous two bedroom garden flat in the heart of the Nightingale Triangle.

Fernside Road, London, SW12

Share of Freehold

savills



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 wide selection of local schools in both the state and private sectors.

About this property

Situated on the ground floor of this stunning Edwardian house is this spacious two bedroom flat with a sizable garden.

The front of the property houses the two, generously-proportioned bedrooms, one of which has French doors onto a private courtyard and built in storage. The bedrooms are served by a family bathroom fitted with both bath and walk in shower.

To the rear of the property is the open-plan kitchen/reception room fitted with wonderfully high ceilings and light flowing in from the skylight. The kitchen is fitted with a stylish island and a variety of built in appliances such as a wine fridge, glass hob and oven. There is access to the garden via

a wall of bi-folding doors that lead out on to a neat decking, perfect for alfresco dining in the sunnier months.

Tenure

Share of 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:

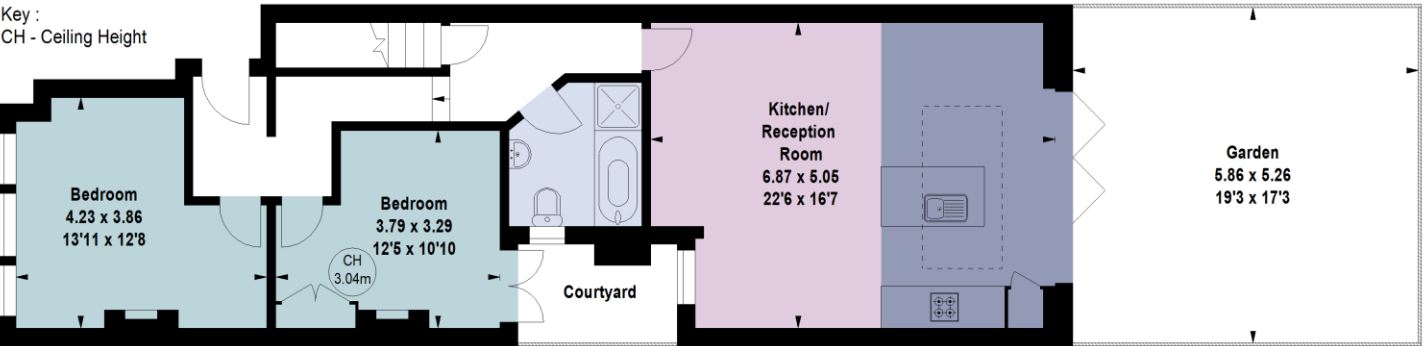
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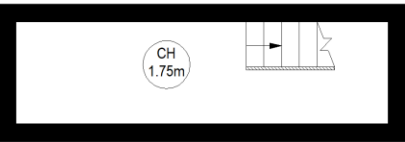
Fernside Road, London, SW12
Gross Internal Area 961 sq ft, 89.3 m²

Fernside Road, SW12

Gross internal area (approx)
89.28 sq m 961 sqft




Ground Floor



Cellar

For Identification Only. Not To Scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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