

Fernside Road, London SW12



AN IMMACULATELY PRESENTED END OF TERRACE HOUSE LOCATED IN THE HEART OF THE 'NIGHTINGALE TRIANGLE'.

This end of terrace house is presented in an immaculate condition and has been attractively decorated throughout complimenting the period features. The ground floor boasts a grand double reception room that is filled with natural light from the large windows to the front of the property. The room also benefits wooden flooring, pretty cornicing and twin traditional fireplaces. To the rear of the property is the contemporary kitchen/breakfast room. The kitchen benefits modern integrated units and appliances and the room has been cleverly designed to allow ample space for dining. There is also direct access to the pretty 23 ft garden, which has a raised decking area providing a great space for al fresco dining.

The first floor features three double bedrooms and a family bathroom, and stairs lead up to the top floor comprising a further double bedroom and bathroom. Finally there is a downstairs cloakroom and some useful storage space in both the loft and cellar.

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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.

ACCOMMODATION

Double reception room ♦ Kitchen / Breakfast room ♦ Four bedrooms ♦ Two bathrooms ♦ Downstairs Cloakroom ♦ Garden ♦ Cellar ♦ Generous eaves storage ♦ EPC=D

London Borough of Wandsworth ♦ Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 (plus)	A		
81 - 91	B		
69 - 80	C		
55 - 68	D	62	70
39 - 54	E		
21 - 38	F		
1 - 20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Gross Internal Area (Approx.)
170 Sq M - 1,837 Sq Ft



Viewing: Strictly by appointment with Savills.

Important notice

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