



**Ferndale Road, Brixton, SW9**

3 bedroom house for sale

**£1,150,000**

Freehold

## Property Details

A charming three double bedroom, two bathroom Victorian family home which feels like a country house offering original features and contemporary design. The double reception has exposed floorboards, shuttered sash windows, an original fireplace in one room and working gas fire in the front. The extended kitchen boasts shaker style cabinetry for a country style charm with a central island and benched storage seating. Skylights and a floor to ceiling window frame the dining area. French doors flow into the private garden, with a winding path, shed and rear seating area. The garden benefits from no tall buildings behind for additional light and privacy. Upstairs are three well-presented double bedrooms. The principal spans the width of the top floor with exposed brickwork, floorboards and lofty ceilings plus wardrobes and an en-suite shower room. The second bedroom is of similar size with large windows, wardrobes and a feature fireplace. Still a comfortable double, the third bedroom is currently a nursery. A family bathroom features a roll top bath and separate shower. Outside the bathroom is walk-through storage area.

Council tax band E    EPC rating C (72)

## Features

- Three double bedrooms
- Two bathrooms
- Private garden
- Victorian house
- Well-presented throughout
- Brixton a five-minute stroll
- Clapham High Street a twelve-minute walk
- Northern and Victoria Lines plus Overground
- Freehold
- Chain-free





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**3 Bedroom House**

APPROXIMATE GROSS INTERNAL AREA: 1360 SQ FT / 126.3 SQ M



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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