

## Ferndale Road, Clapham, SW4

2 bedroom flat - conversion for sale

£764,999

Freehold

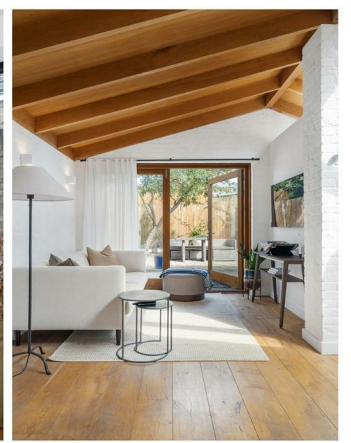
### Property Details

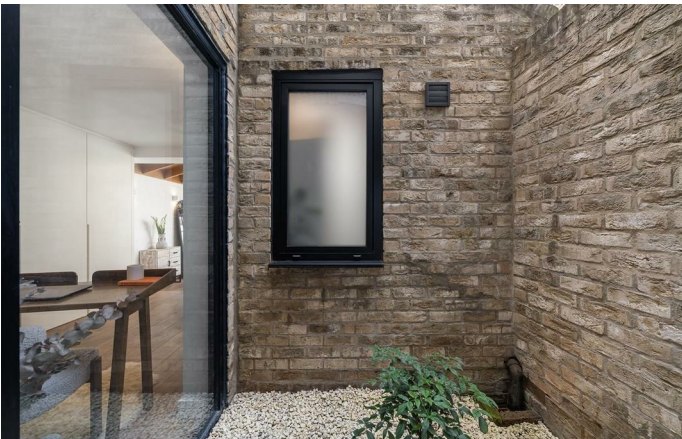
An exceptional two double bedroom flat with landscaped garden and study area, this immaculate home blends striking architectural design with elegant period features. Set within a Victorian conversion on Ferndale Road – now a low-traffic street – the property comes with the Freehold to the entire building. Extensively improved by the current vendor, the property boasts Farrow & Ball decoration, new flooring, column radiators, underfloor heating with updated thermostats, and thoughtful finishes throughout. High ceilings, original marble fireplaces and ceiling rosettes pair beautifully with oak flooring and modern fixtures. At the rear, a vaulted reception and kitchen with exposed beams is drenched in light from an expansive skylight and solid oak French doors, leading seamlessly to the landscaped garden with stone patio, gravel pathways and a flourishing apple tree. The bespoke kitchen includes granite worktops, integrated appliances and a wine cooler, while a stylish study with built-in storage overlooks the courtyard. Two generous bedrooms, one with courtyard access, and a luxurious skylit bathroom complete this truly special home.

### Features

- Two double bedrooms
- Landscaped private garden
- Victorian conversion with architecturally designed features
- Meticulous presentation throughout
- Study area
- Tanked cellar
- Highly sought-after location
- Local amenities of Clapham and Brixton
- Freehold for the entire building
- Chain-free

Council tax band C    EPC rating C (71)





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**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: 852 SQ FT / 79 SQ M (Including Cellar)



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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