



**FERNside ROAD, LONDON, SW12**  
£795,000

**Carter Jonas**



# FERNSIDE ROAD, LONDON, SW12

This is a simply gorgeous two double bedroom maisonette occupying the first and top floor of a Victorian period building in Balham's Nightingale Triangle with a private rear garden and Share of Freehold.

The flat features an impressive first-floor sitting room with high ceilings and large bay window and period fireplace. This bright and welcoming room has plenty of space for both seating and dining areas. There are two generously-sized double bedrooms and a spacious bathroom. The well-appointed kitchen has a cast-iron staircase, including a balcony, which leads down to the private rear garden. The flat also has its own private front door and entrance hallway.

The property has a large loft area, which offers fantastic storage space, which could potentially be converted (STPP and the usual consents) into a mezzanine level off the top bedroom, potentially allowing for a second bathroom or a third bedroom or office.

Fernside Road is a residential street in Balham's popular Nightingale Triangle, offering easy access to Balham's Northern Line and overground station. Balham benefits from a Waitrose, a large Sainsbury's, as well as Hildreth Street Market and numerous bars and restaurants, including the newly opened members club, Little House Balham, part of the Soho House group. Tooting Bec Common, Wandsworth and Clapham Commons, as well as Northcote Road are within close striking distance.

## AMENITIES

- Two double bedrooms
- Stunning sitting room
- First and top floor split-level flat
- Private rear garden
- Period features
- Balham's Nightingale Triangle
- Share of freehold
- Approximately 870 sqft

**TENURE** Share of Freehold

**LOCAL AUTHORITY** London Borough Of Wandsworth

**EPC BAND** D



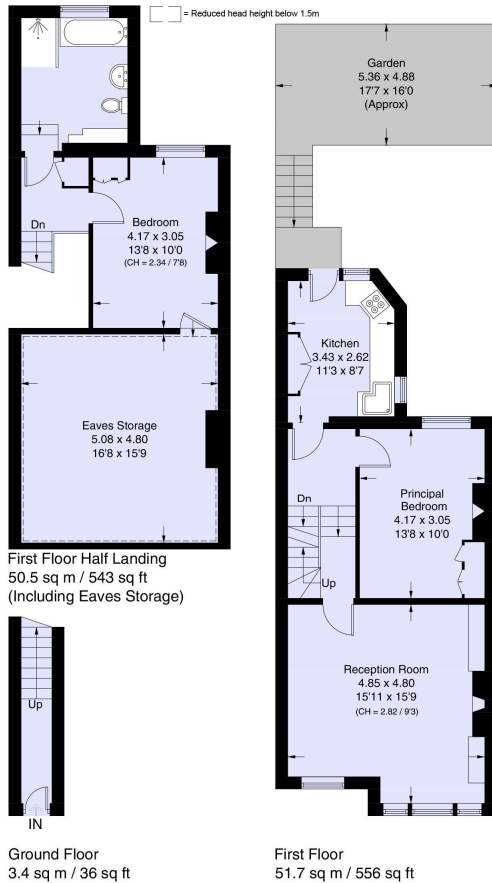
Classification L2 - Business Data





## Fernside Road, SW12

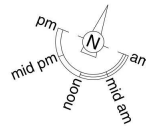
Approximate Gross Internal Area = 80.9 sq m / 869 sq ft  
(Excluding Areas With Reduced Headroom)  
Reduced Headroom = 24.7 sq m / 266 sq ft  
Total = 105.6 sq m / 1135 sq ft



This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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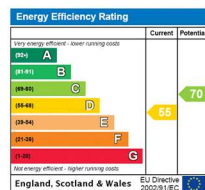
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