

## Ferrier Apartments, Clapham Road, London, SW9

£700,000 Leasehold

An extremely spacious and beautifully finished split level flat with a stunning balcony. Set over the third and fourth floor of this recently built private block, located on Clapham Road.

## LOCATION

You will find Ferrier Apartments on Clapham Road, between Jeffreys Road and Union Road. A short walk gets you to Stockwell (Victoria and Northern) or Clapham North (Northern) tube stations, each c. five mins away. Clapham High Street station, with Overground trains towards Peckham in one direction and Clapham Junction in the other, is just beyond Clapham North. Clapham Old Town and the green space of Clapham Common are a 15-minute walk away, as is the bustling town centre of Brixton.

## DESCRIPTION

You enter the duplex flat on the third floor, which has both lift and stair access. On this lower floor, there is a large master bedroom with en suite bathroom. The bedroom boasts floor to ceiling windows, built-in double wardrobe space and is suitable for a king size bed while still having extra space for further free-standing storage.

The ensuite is equipped with a shower, heated towel rails, sink and w.c.

Before ascending the stairs to the fourth floor/ upper level, you will find a large storage space under the stairs.

The second bedroom can be found on the upper level, of a similar size to first bedroom and enhanced with high spec, fitted double wardrobe. The floor-to-ceiling windows ensure ample natural light during the day and a great view towards Battersea Power Station at sunset.

Adjacent is the second, larger bathroom with bath/shower, heated towel rail, sink and w.c.

The final room is the open plan kitchen/living area. The kitchen includes all amenities: fridge, freezer, 2-in-1 washing machine/tumble dryer, dishwasher, microwave, oven, extractor fan and induction hob. At the sink you'll find a Franke Minerva instant hot water tap.

The kitchen bar provides additional surface area for cooking as well as room for seating. Beyond this is the living area with room for large sofas, coffee tables and an ottoman or footstall, as well as free standing storage. Lots of natural light comes from the floor to ceiling windows, which give a view of the balcony and opportunity for sunrises given the south east direction.

Parking – No parking.

Additional facilities:

Secure bike room store and communal green space adjacent on ground floor.

## SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Service Charge - £3,100.00 per annum

Ground Rent - £350.00 per annum

Council Tax Band - D

## UTILITIES

Gas – Mains connected

Electricity – Mains connected

Water – Mains connected

Heating System – Communal heating system using a Heat Interface Unit

Sewerage – Mains connected

Broadband – Ultrafast Full Fibre

## LOCAL AUTHORITY


Lambeth

## TENURE

Leasehold - 125 years from and including 24 June 2017

## DIRECTIONS

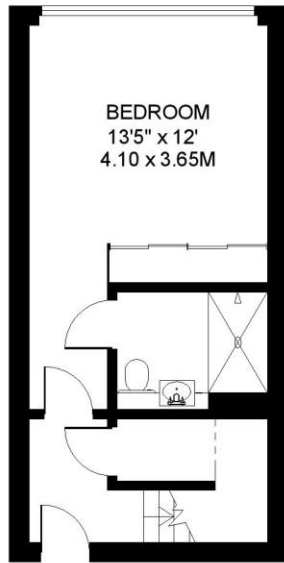
Stockwell Underground Station (Northern & Victoria lines) is just 0.2 miles away. Overground services can be found at Clapham High Street Station which is just 0.4 miles away. The area is also well served by frequent bus services into the city and beyond.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	85	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

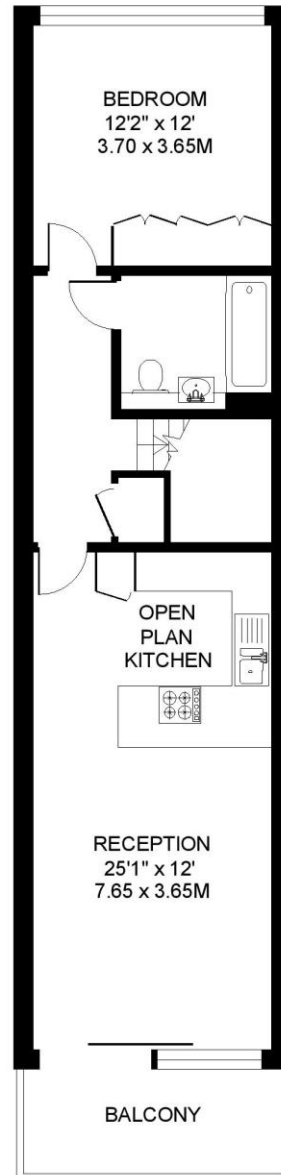


FERRIER APARTMENTS SW9  
2 BEDROOM FLAT

Approximate gross floor area  
936 SQ.FT. / 87 SQ.M.



THIRD FLOOR 317 SQ.FT.



FOURTH FLOOR 619 SQ.FT.

*This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.*

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Floorplan produced for Winkworth by Floorplanners 07801 228850

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