



FERNside ROAD, WANDSWORTH, SW12

Carter Jonas

# FERNSIDE ROAD, WANDSWORTH, SW12

With a total of approximately 2,365 sqft of well-balanced and beautifully presented living and entertaining space, this four-bedroom Victorian house in Balham's Nightingale Triangle, close to Wandsworth Common and the transport and amenities of Balham, ticks all the boxes.

The house has been extended and updated to embrace modern living and entertaining, whilst retaining its period charm. The bright kitchen/diner/family room packs a punch with plenty of cooking, dining and living space. Bi-fold doors lead out onto the terrace and garden for easy living in those warmer months! A cellar provides a useful storage space, with a guest cloakroom/W.C. tucked away off the hallway.

At the front of the property, the well-proportioned double reception room has high ceilings and original corncicing. The fine Victorian fireplace, combined with wooden floorboards, built-in alcove bookcases and wooden shutters, create an elegant space.

The first floor comprises the spacious primary suite, a serene space comprising a large bedroom, walk-in dressing room, with built-in wardrobe space, leading through to a stylish shower room. There is one other bedroom on this floor, which overlooks the garden and benefits from a family bathroom. Upstairs, two further bedrooms, both with built-in wardrobes, and the larger of the two benefiting from an ensuite shower room. There is additional eaves storage on this floor.

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.

**TENURE** Freehold

**LOCAL AUTHORITY** London Borough of Wandsworth

**EPC BAND** D

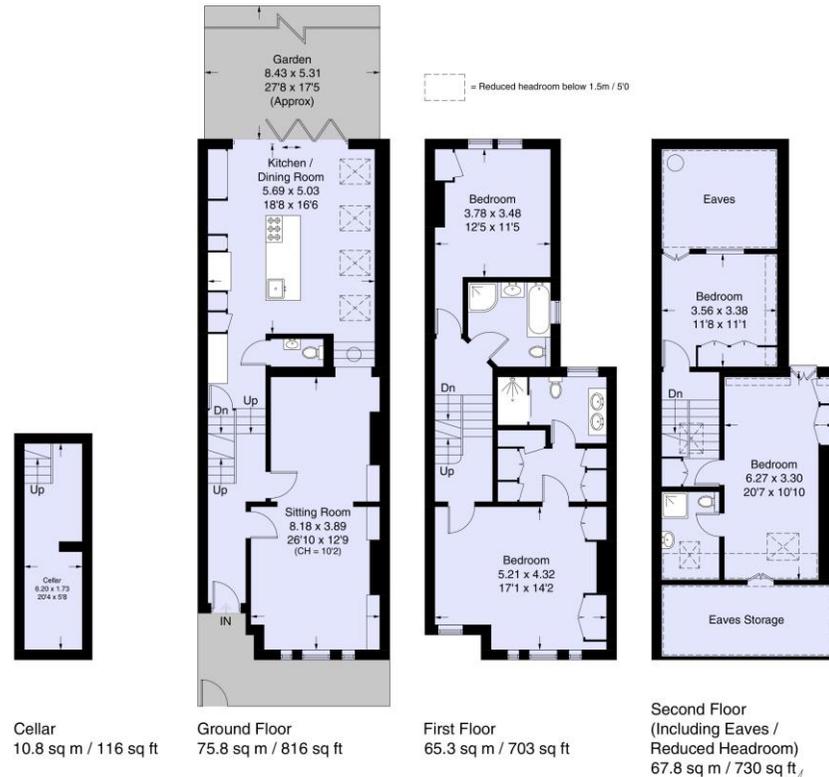






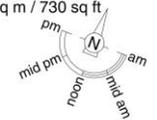
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Approximate Gross Internal Area  
 180.5 sq m / 1943 sq ft  
 Cellar = 10.8 sq m / 116 sq ft  
 (Excluding Areas With Reduced Headroom / Eaves Storage)  
 Reduced Headroom / Eaves Storage = 28.4 sq m / 306 sq ft  
 Total = 219.7 sq m / 2365 sq ft



Cellar 10.8 sq m / 116 sq ft  
 Ground Floor 75.8 sq m / 816 sq ft  
 First Floor 65.3 sq m / 703 sq ft  
 Second Floor (Including Eaves / Reduced Headroom) 67.8 sq m / 730 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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