



**FERNside ROAD, LONDON, SW12**  
£4,300 per month\*

**Carter Jonas**

# FERNSIDE ROAD, LONDON, SW12

Three double bedroom Victorian terrace house in this popular Road in the heart of the Nightingale Triangle. Close to Balham stations (Northern Line tube) and Wandsworth Common (overland to Victoria in 12 minutes) and many schools

Victorian terraced house  
3 bedrooms  
Double reception room  
Kitchen/breakfast room  
Garden (South facing)  
Balham  
Wandsworth Common  
Schools: Holy Ghost, Hornsby House, Thomas's, Broomwood, Northcote Lodge  
Transport: Balham Tube (Northern Line) and overland at Wandsworth Common (direct to Victoria)

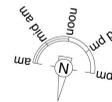
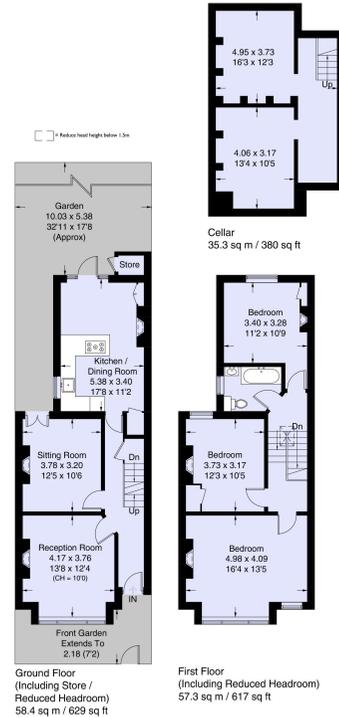
Fernside Road runs from Ravenslea Road to Chestnut Grove therefore close to many of the good schools in the area including Hornsby House, Holy Ghost, Finton House, Broomwood, Thomas's and many excellent nurseries.

Tenancy Deposit: 5 weeks rent £4,961.54  
Holding Deposit: 1 weeks rent £992.31  
Minimum tenancy length: 12 months  
Wandsworth Council Tax Band: F

- Council Tax Band = F
- Deposit Required = £4,961.54
- Minimum term 12 months
- 3 bedrooms
- Double reception room
- Kitchen/breakfast room
- Bathroom
- Cellar
- Garden
- Newly decorated
- Unfurnished
- EPC rating D
- Council tax band F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	56	65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Fernside Road, SW12  
Approximate Area = 114.7 sq m / 1235 sq ft  
(Excluding Reduced Headroom / Including Store)  
Cellar = (35.3 sq m / 380 sq ft)  
Reduced Headroom = (1.0 sq m / 11 sq ft)  
Total = (151 sq m / 1626 sq ft)  
Including Limited Use Area = (1.8 sq m / 19 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.

Carter Jonas

Wandsworth Lettings 020 8682 3121

wandsworth-residentiallettings@carterjonas.co.uk  
19 Bellevue Road, London, SW17 7EG



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Classification L2 - Business Data

## IMPORTANT INFORMATION

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\*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.