



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)

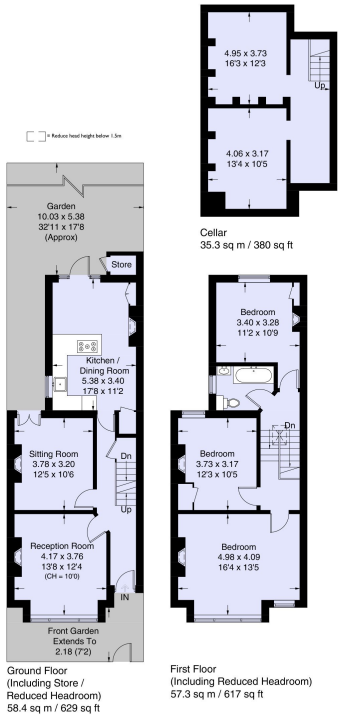
Fernside Road runs from Ravenslea Road to Chestnut Grove therefore close to many of the good schools in the area including Hornsby House, Holy Ghost, Finton House, Broomwood, Thomas's and many excellent nurseries.

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

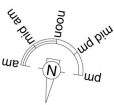
- Council Tax Band = F
- Deposit Required = £4,961.54
- Minimum term 12 months
- 3 bedrooms
- Double reception room
- Kitchen/breakfast room
- Bathroom
- Cellar
- Garden
- Newly decorated
- Unfurnished
- EPC rating D
- Council tax band F

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	56	65
E (39-54)		
F (21-38)		
G (1-20)		
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.



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