



FERNside ROAD, LONDON, SW12
£4,000 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 (Victoria in 12 minutes) and many schools including Holy Ghost and Hornby House

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.

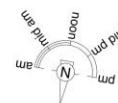
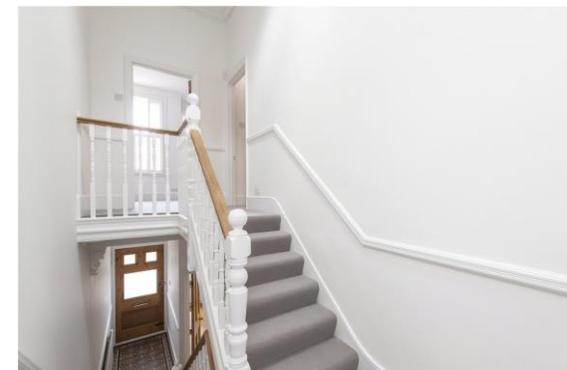
Tenancy Deposit: 5 weeks rent £4,615.38

Holding Deposit: 1 weeks rent £923.07

Minimum tenancy length: 12 months

Wandsworth Council Tax Band: F

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.



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	

Wandsworth Lettings 020 8682 3121

wandsworth-residentiallettings@carterjonas.co.uk

19 Bellevue Road, London, SW17 7EG



Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Classification L2 - Business Data

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas have been provided with a floorplan by a third party, we can not guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included, these are confirmed in a separate inventory. If you require further information please contact us. *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.