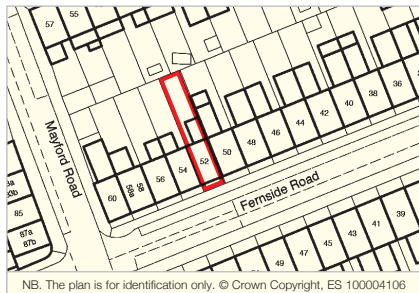


## London SW12

### 52 Fernside Road, Balham SW12 8LL

- **A Freehold Mid Terrace House**
- Providing Four Bedroom Accommodation
- Rear Garden
- Located within the Nightingale Triangle
- Close to Wandsworth Common and a number of Schools
- Possible potential for Side/Rear Extension subject to obtaining all necessary consents
- **In same ownership for 41 years**

### Vacant Possession



#### Seller's Solicitor

Messrs Hamlins (Ref: Ms D Featherstonhaugh).  
Tel: 0207 355 6000.  
Email: diana.featherstonhaugh@hamlins.com

#### VACANT – Freehold House



#### Tenure

Freehold.

#### Location

The property is situated on the north side of Fernside Road, to the east of its junction with Mayford Road, in a well established and popular residential area known locally as 'The Nightingale Triangle'. Local amenities are available along Bellevue Road, with the further facilities of both Balham High Road and Northcote Road also being accessible. Rail services run from both Wandsworth Common and Balham Stations and Underground services run from Balham Station (Northern Line). The open spaces of Wandsworth Common are within easy reach. The A3 is to the north and the North Circular Road (A205) is to the east. A number of schools are close by including Noah's Ark Nursery School, The Montessori School and Chestnut Grove Academy.

#### Description

The property comprises a mid terrace house arranged over basement, ground and two upper floors beneath a pitched roof. The property benefits from a rear garden.

#### Accommodation

##### Basement Area

**Ground Floor** – Two Reception Rooms, Kitchen

**First Floor** – Bedroom, Bathroom with bath, wash basin and shower, WC with wash basin

**First Floor Raised** – Bedroom, Shower Room with WC and wash basin

**Second Floor** – Two Bedrooms

#### Planning

Local Planning Authority: Wandsworth Borough Council.

Tel: 0208 871 6000.

The property may afford possible potential for extension to the rear and loft conversion, subject to obtaining all necessary consents.

#### To View

The property will be open for viewing every Wednesday before the Auction between 3.30 – 4.00 p.m. and Saturday before the Auction between 2.15 – 2.45 p.m. These are open viewing times with no need to register. (Ref: UD).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.alltop.co.uk](http://www.alltop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000  
**COSTS CHARGED BY THE SELLER:** Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.