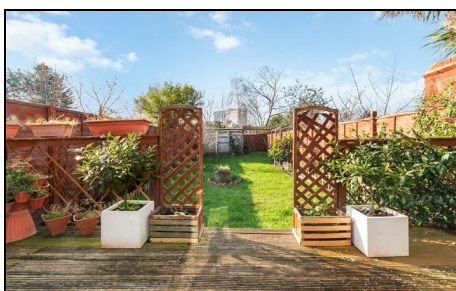


**131 Kenley Road
London, SW19 3DN**

£895,000 Freehold



A spacious and rarely available four bedroom, three bathroom extended family home in the sought after Merton Park Garden Suburb of SW19. Boasting off-street parking, a garage and a sunny 72 ft south facing garden. Comprising two receptions, a ground floor bathroom plus an open-plan kitchen/diner on the ground floor, with doors opening out onto a private garden with decking. Upstairs are two spacious double bedrooms (with built-in wardrobes), a third single/study and family bathroom. There is copious storage in the loft alongside the principal bedroom with a third bathroom. Enviably located in the heart of Merton Park, close to desirable schools and a number of transport links including the Northern Line Tube, an early viewing is highly recommended.

KENLEY ROAD, SW19

Approx. Gross Internal Floor Area

1525 Sq. ft/141.69 Sq. m (Including reduced height)

1428 Sq. ft/132.68 Sq. m (Excluding reduced height)

Garage: 220 Sq. ft/20.47 Sq. m



pixangle
PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

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- Extended Terraced Family Home
- Four Bedrooms
- Off Street Parking
- Garage
- Private South Facing Garden
- Merton Park Location
- Close to Desirable Schools and Northern Line Tube
- Freehold
- EPC Rating - D
- Council Tax Band - E



| Energy Efficiency Rating | | Current | Potential |
|--|---|---------|-----------|
| 100-91% | A | | |
| 91-81% | B | | |
| 81-65% | C | | |
| 65-55% | D | | |
| 55-45% | E | | |
| 45-35% | F | | |
| 35-21% | G | | |
| Not energy efficient - higher energy costs | | | |
| More energy efficient - lower energy costs | | | |
| England & Wales | | | |
| | | 75 | 60 |

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