



Killyon Road, London SW8 2XS

welcome to

Killyon Road, London

Located on the ever-popular Killyon Road in SW8, this spacious three-bedroom split-level conversion flat offers an exciting opportunity for buyers seeking generous living space with scope to further enhance and extend (subject to planning permission).

Occupying the first and second floor of an attractive period property, this home boasts over 1,000 square feet of versatile accommodation. The property offers buyers the chance to personalise and add value through modernisation or extension, with potential for a loft conversion or rear dormer subject to the usual consents.

Perfectly positioned in a quiet residential street just off Wandsworth Road, the property is within easy reach of a range of transport links and local amenities.

Wandsworth Road Station (Overground) - 0.4 miles

Stockwell Underground (Victoria & Northern Lines) -0.6 miles

Clapham North Underground (Northern Line) - 0.7 miles

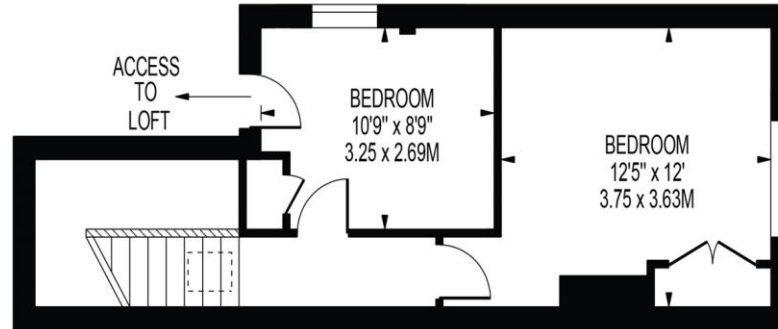
Excellent bus routes from Wandsworth Road connecting to Clapham, Vauxhall, and Central London

Close to Clapham Old town and clapham High Street with an array of shops, bars, and restaurants

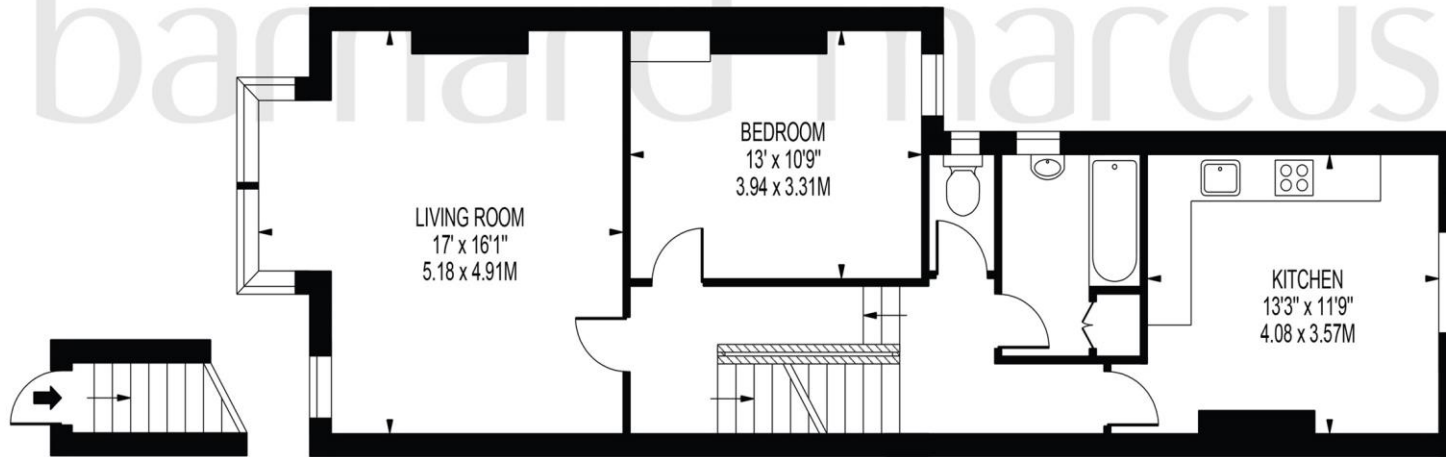


KILLYON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1109 SQ FT - 102.99 SQ M



SECOND FLOOR



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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Killyon Road, London

- Three well-proportioned bedrooms
- Bright and airy split-level layout
- Large reception room with plenty of natural light
- Separate kitchen
- Potential to extend and improve (STPP)
- No Onward Chain

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£650,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/BTS106723



Property Ref:
BTS106723 - 0008

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