



Kay Road, London SW9 9DE

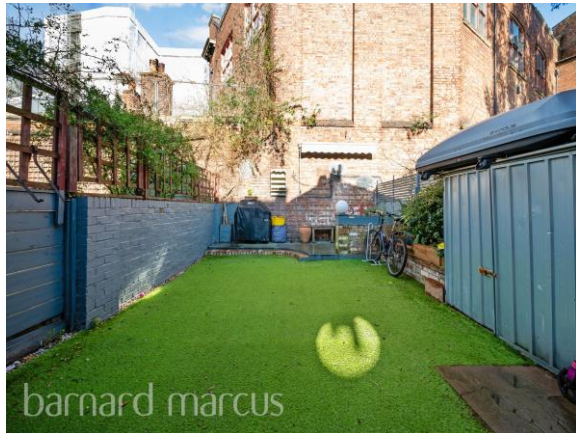
welcome to **Kay Road, London**

A warm and inviting three-storey end-of-terrace family home for sale, extending to approximately 1,605 sq ft, and enviably positioned on the ever-popular Kay Road.

The property offers a wealth of well-balanced living space, thoughtfully arranged over three floors. The ground floor features an elegant reception room to the front and a stylish extended kitchen to the rear, bathed in natural light and opening directly onto a private garden with open, undisturbed views — ideal for entertaining or relaxed family living. The upper floors comprise four generously proportioned bedrooms and two contemporary bathrooms, providing comfort and versatility for modern family life.

Further benefits include a second reception room, excellent storage options, and a bright, welcoming feel throughout.

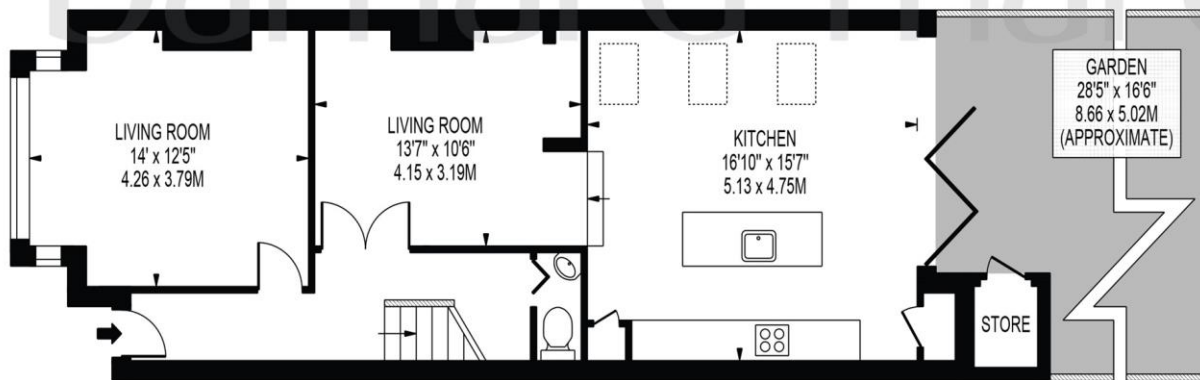
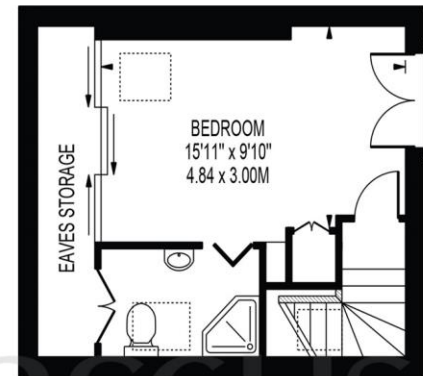
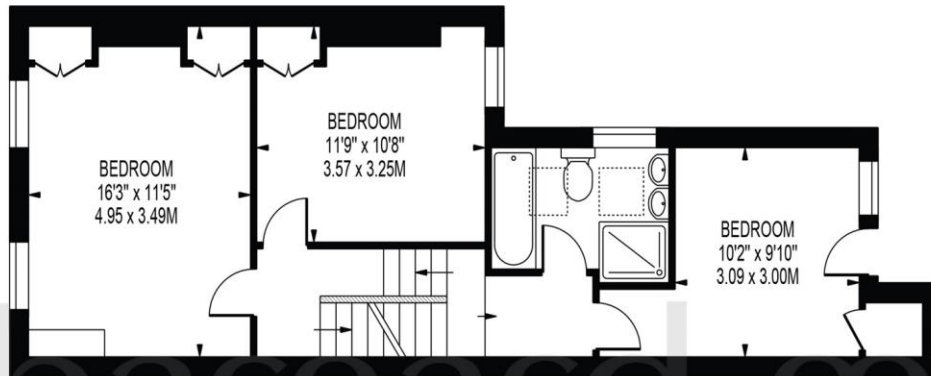
Conveniently located, Kay Road is within easy reach of Clapham North, Stockwell, and Brixton Underground Stations, as well as Clapham Common and the Brixton Overground, ensuring superb transport connections across London. The area also offers an excellent selection of cafés, restaurants, bars, and independent shops, creating a vibrant yet community-focused atmosphere



KAY ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1605 SQ FT - 149.15 SQ M
(INCLUDING EAVES STORAGE & EXCLUDING STORE)

APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE: 47 SQ FT - 4.41 SQ M



GROUND 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.

welcome to

Kay Road, London

- Four Bedroom Family Home
- End of Terrace
- Private Rear Garden
- Rear & Loft Extension
- Two Reception Rooms

Tenure: Freehold EPC Rating: C
Council Tax Band: E

£1,225,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CPM108046



Property Ref:
CPM108046 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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