



Khama Road, London SW17 0EN



welcome to

Khama Road, London

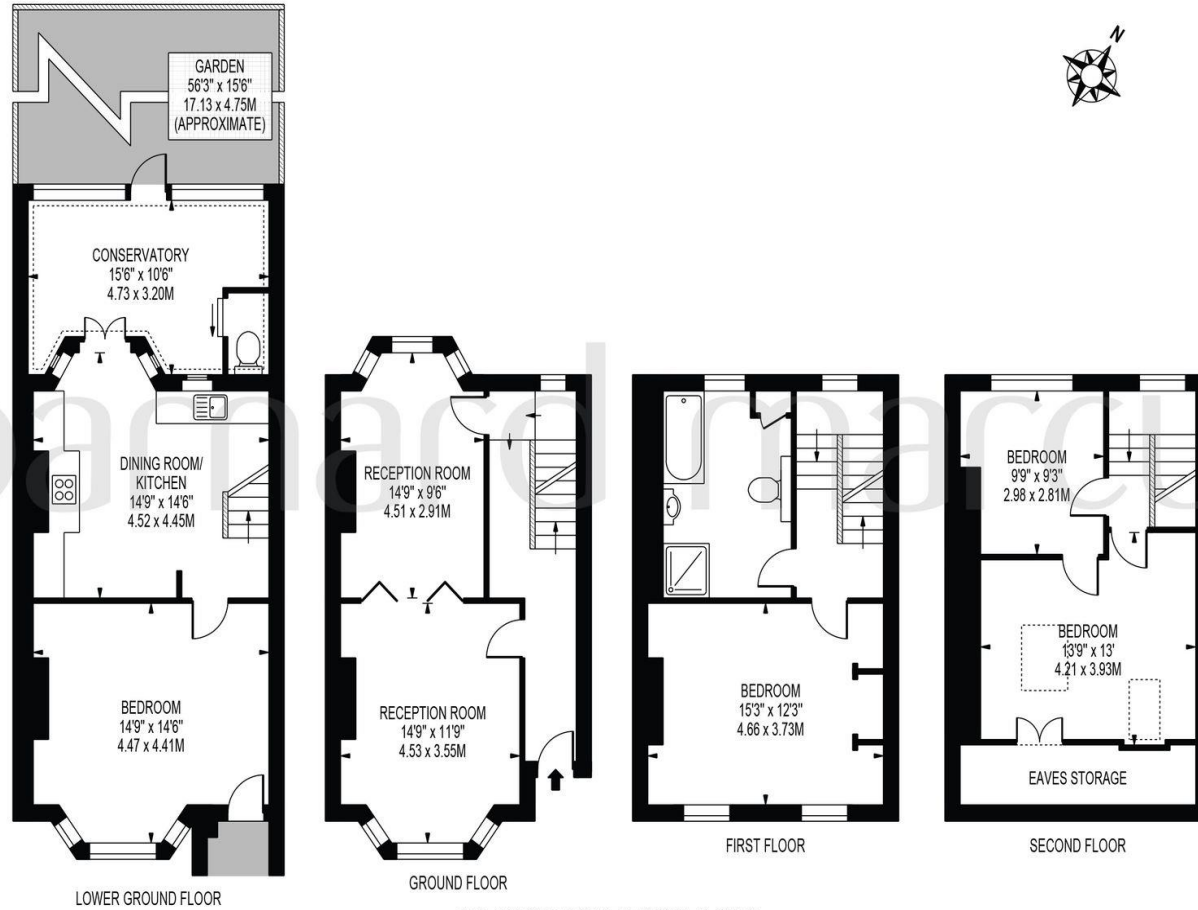
A charming 4 bedroom mid-terraced Victorian house with original features and large private garden on Khama Road. This four bedroom house remains in its original configuration with the addition of a loft extension, perfectly located for access to Tooting Broadway. Accommodation spans across three levels. Externally, you notice the bay windows to the lower ground and first floors. As you enter, the first room you approach is the inviting through lounge which leads back to the staircase going down to the kitchen/diner, additional bedroom, conservatory and large garden. Walking upstairs to the second floor you have a very generous bathroom and bright master bedroom, then up on the third floor a further two double bedrooms. This property is ideal for a large family home, investment buy-to-let and developers a like. This property could be converted into three separate dwellings as others on the road have. Khama Road is situated within Tooting Broadway, a mere five minute walk from Tooting Broadway Tube (Northern Line), St Georges Hospital and an abundance of local amenities. Chain free and available to view without delay.



KHARMA ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1674 SQ FT - 155.52 SQ M
(INCLUDING EAVES STORAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 53 SQ FT - 4.96 SQ M



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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- 4 double bedrooms
- Bay fronted windows
- Accomodation over three floors
- Large garden
- Lots of potential to extend STTP or develop

Tenure: Freehold EPC Rating: D

guide price

£800,000



view this property online barnardmarcus.co.uk/Property/TTG108274

Please note the marker reflects the postcode not the actual property



Property Ref:
TTG108274 - 0002

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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