



**Khama Road, London SW17 0EN**



## Welcome to Khama Road, London

Bursting with character is this exceptionally well appointed four-bedroom Victorian mid-terraced home located within a short walk from Tooting Broadway Tube. This handsome bay fronted property retains many original features of the period and is offered chain free. The large private garden is accessible through the kitchen directly and is the perfect entertainment space in the summer.

On the ground floor, the house benefits from an open reception room with a large bay window. At the rear of the house, you have an extended kitchen and dining. On the first floor you have a bathroom suite, two large bedrooms as well as a single bedroom/office space. The property is extended into the loft which benefits from a further bathroom and primary bedroom.

Khama Road is conveniently situated within a short saunter of Tooting Broadway Tube (Northern Line), St Georges Hospital/University and the varied arrays of bars, restaurants and amenities along Tooting High Street and enjoys peaceful surroundings, well served by local schools for Primary and Secondary tier. Call now to arrange a suitable appointment to view!



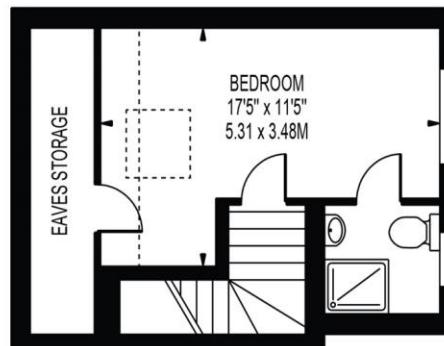
## KHAMA ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1226 SQ FT - 113.91 SQ M

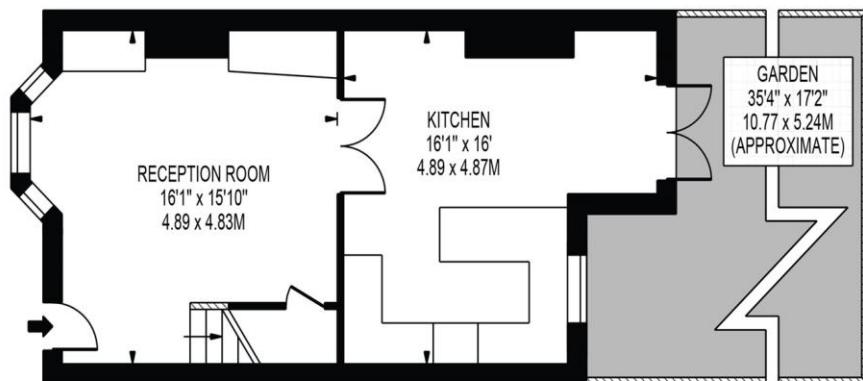
(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1137 SQ FT - 105.66 SQ M

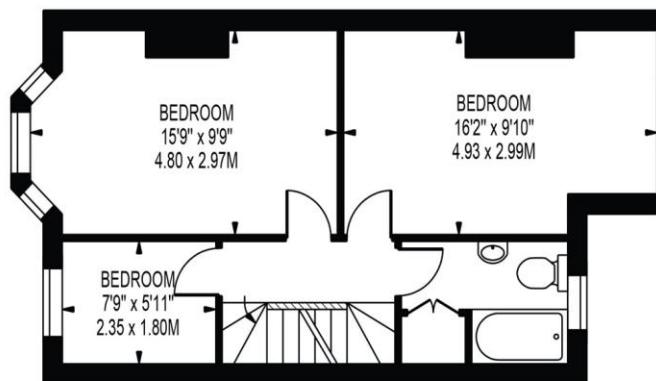
(EXCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)



SECOND FLOOR



GROUND 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.

Welcome to

## Khama Road, London

- Four-bedroom house
- Bay fronted windows
- Quiet residential street, minutes away from Tooting Broadway Northern Line
- Close to shops and amenities
- Victorian mid-terraced home

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers in excess of

**£900,000**



**view this property online** [barnardmarcus.co.uk/Property/TTG108899](http://barnardmarcus.co.uk/Property/TTG108899)

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.



Property Ref:  
TTG108899 - 0007

Please note the marker reflects the postcode not the actual property

 barnard marcus



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