



Killyon Road, Clapham, SW8

3 bedroom flat - conversion for sale

£725,000

Share of Freehold

Property Details

This charming three-bedroom Victorian conversion apartment features an east-facing private garden and is set within an elegant period property, with a handsome façade offering instant kerb appeal through classic brickwork, decorative detailing, and an attractive archway to the front door. The open-plan reception room at the rear is perfect for modern living, with defined areas for relaxing, dining, and cooking. The L-shaped kitchen has neutral cabinetry with contrasting dark worktops, while the lounge provides a cosy space to unwind. French doors open onto the garden, creating a seamless indoor-outdoor flow. The east-facing garden is enclosed by brick walls and includes a patio area for outdoor dining or morning coffee. The principal bedroom at the front features a square bay window, while two further bedrooms offer flexibility as a guest room, nursery, or home office. The centrally located bathroom has a shower over the bath, contemporary tiling, and a window for light and ventilation. A separate cellar provides additional storage space.

Features

- Three bedrooms
- East facing private garden
- Over 900 sqft
- Bright and airy
- Demised cellar
- Clapham Common and Larkhall Park within walking distance
- Wandsworth Road Overground Station a five-minute walk
- Northern Line Tube a ten-minute stroll away
- Chain-free
- Share of freehold

Council tax band C

EPC rating C (71)

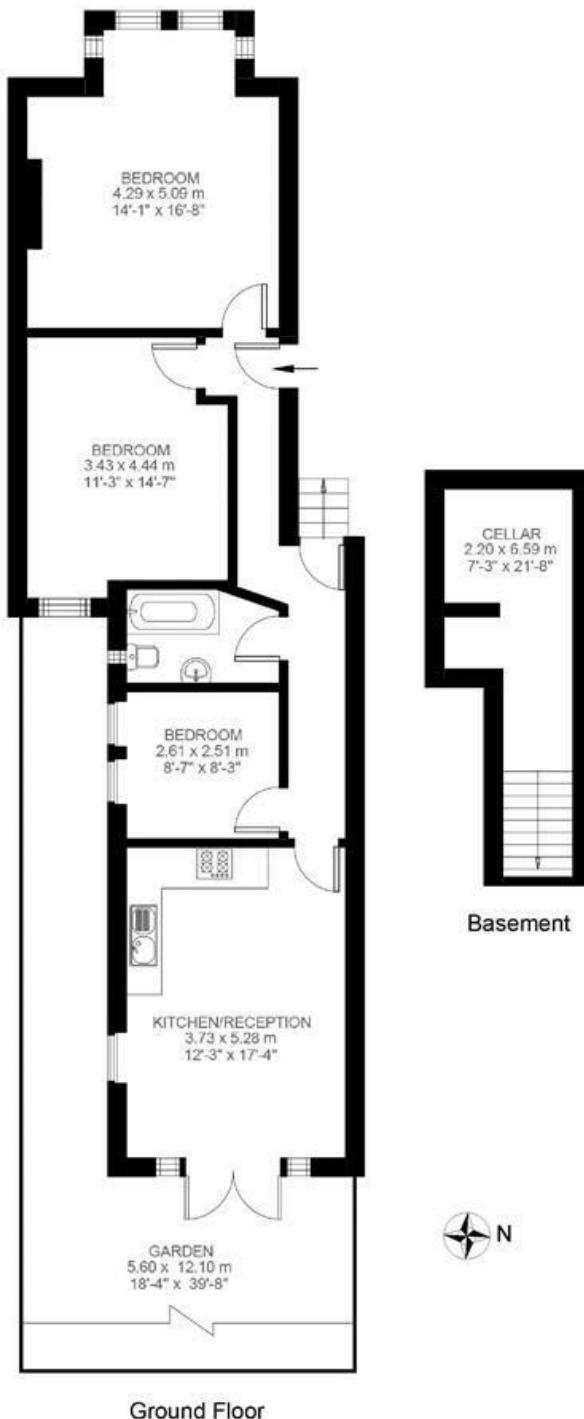


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APPROXIMATE GROSS INTERNAL AREA: **939 SQ FT / 87 SQ M**



While we try our very best, floor plans are produced as a guide only and we take no responsibility for the precise accuracy with which any property is represented.

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