



Killyon Road
London, SW8

CHESTERTONS





Set within a highly sought after pocket close to Clapham Old Town and Wandsworth Road, this spacious four/five bedroom property offers a rare chance to shape a period residence to your own vision.

The ground floor comprises a welcoming entrance hall, complete with the original decorative floor tiles, a charming living room, a versatile bedroom/dining room, a large kitchen, shower room and a bright conservatory opening directly onto the generous rear garden. A cellar provides additional storage or potential utility space.

The first floor features two well proportioned double bedrooms, including a notably generous principal bedroom offering fantastic natural light, a family bathroom and an additional kitchen which could be readily converted back into the fifth bedroom if desired. On the second floor, a further double bedroom is complemented by a walk in wardrobe, useful storage and access to a substantial loft offering excellent scope for future extension (STPP).

Externally, the property benefits from a small terraced front garden ideal for discreet bin storage, while the rear enjoys a sunny, enclosed garden with ample space for landscaping or outdoor entertaining.

Killyon Road is superbly positioned within easy reach of the vibrant shops, bars, restaurants and cafes of Clapham

- Mid-terrace Victorian house
- Four double bedrooms
- Large rear garden
- Close to amenities of Clapham Old Town and Clapham High Street
- Wandsworth Road Mainline station and the

Guide Price £1,200,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold
Service Charge: £0
Ground Rent: £0
Local Authority: Lambeth Council
Council Tax Band: F

Chestertons Battersea & Clapham Sales

6 Battersea Rise
 London
 SW11 1ED
 battersearise@chestertons.co.uk
 020 7924 4400
 chestertons.co.uk

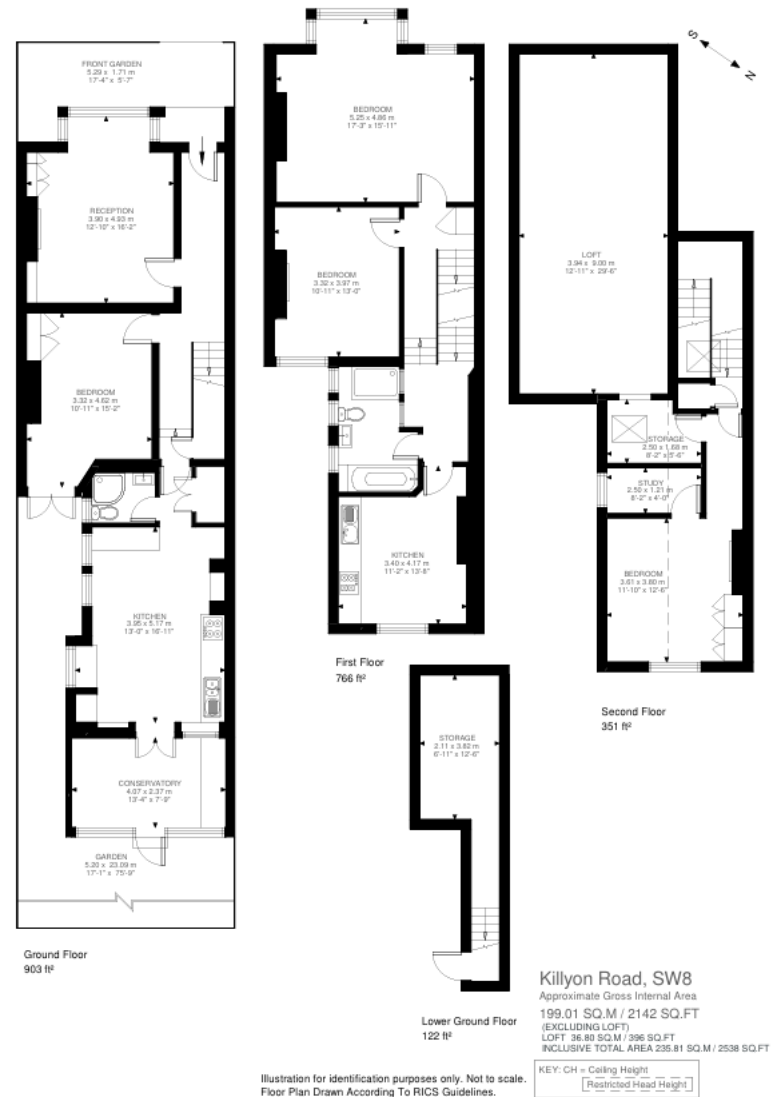


Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

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