



Killyon Road

London, SW8

Asking Price £1,200,000

This property presents a truly unique opportunity to acquire a beautiful, undeveloped Victorian mid-terrace home boasting an abundance of original character features and exceptional potential for extension and reconfiguration. STPP.

CHESTERTONS



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London, SW8

- 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 Underground stations at Clapham Common and Clapham North within walking distance
- Potential to extend into the side return and loft STPP
- No onward chain



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 cafés of Clapham High Street and Clapham Old Town. Transport links are outstanding, with Wandsworth Road Mainline Station and the Underground stations at Clapham Common and Clapham North all close by.

Tenure: Freehold

Local Authority: Lambeth Council

Council Tax Band: F

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

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