



**Kathleen Road, London SW11 2JR**

**welcome to**  
**Kathleen Road, London**

Offered for sale for the first time in a generation this natural four storey town house represents a fantastic opportunity to create an outstanding family home.

The house is laid out over four floors and comprises living room, separate dining room, kitchen breakfast room, there are four good sized bedrooms, bathroom and a west facing, well established garden.

This home is a 6min (Google) walk to Clapham Junction, with journey times to Victoria and Waterloo stations of 10 mins. Many additional bus routes complement this travel hub.

Moments away are the wonderfully eclectic cafes, bars, shops, restaurants and local amenities of Northcote Road and Battersea Rise. Clapham Common is only a 5min (Google) walk away. A variety of schools abound nearby, including private and quality state schools.



# KATHLEEN ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1893 SQ FT - 175.90 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.

welcome to

## Kathleen Road, London

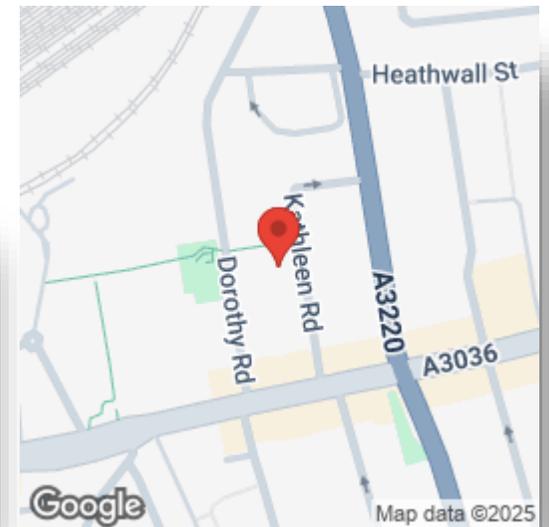
- Four Bedroom Family Home
- Full Of Character
- Two Reception Rooms
- Kitchen Breakfast Room
- West Facing Garden
- Natural Four Storey House
- In Need Of Modernisation
- Period Features

Tenure: Freehold EPC Rating: D

Council Tax Band: G

offers in excess of

**£1,000,000**



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Property Ref:  
BTS106558 - 0006

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Please note the marker reflects the  
postcode not the actual property