



Killyon Road  
London, SW8

CHESTERTONS





Set within a highly sought after pocket close to Clapham Old Town and Wandsworth Road, this spacious four-bedroom property with potential to extend and improve throughout.

The ground floor comprises a welcoming entrance hall with original decorative floor tiles, generous living room with bay window, dining room with access to the rear garden, spacious kitchen with a range of integrated appliances and storage leading through to the conservatory. The conservatory opens onto the large rear garden and there is also a cellar.

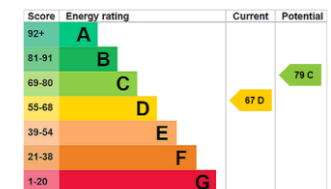
The first-floor offer three double bedrooms, including the principle bedroom which is a large room with bay window. There is also a family bathroom on this level.

Stairs lead to the second floor where a further double bedroom can be found and further bathroom. The substantial loft offers excellent score for future extensions (STPP).

Externally, the property benefits from a small terraced front garden ideal for discreet bin storage. To the rear is a sunny, enclosed garden with a patio, lawn and raised beds either side.

- 4 bedrooms
- Conservatory
- Large Back Garden
- Close to Clapham Old Town and Wandsworth Road
- Good condition
- No onward chain

Guide Price £1,250,000



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

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## Killyon Road, SW8



**Approx Gross Internal Area**

**2481 Sq Ft - 230.49 Sq M**

Includes Limited Use Area and Loft - 479 Sq Ft  
 Drawn in Accordance with IPMS 2: Residential  
 Illustration For Identification Purposes Only - Not to Scale  
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