



Killyon Road, Clapham, SW8

2 bedroom flat - conversion for sale

£725,000

Share of Freehold

Property Details

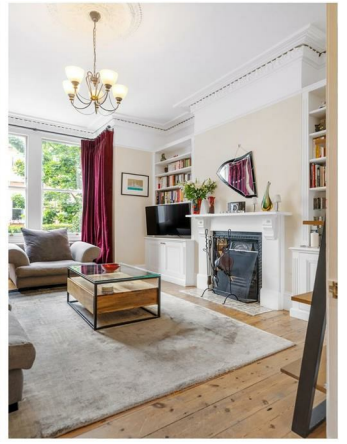
A characterful two double bedroom, two-bathroom split-level flat with a large private garden in a popular residential pocket between Clapham and Battersea, a three-minute walk to Wandsworth Road station. Packed full of charm, the reception is spacious with a sociable yet restful ambience, offering ample space in which to unwind in front of the working fire. A separate dine-in kitchen has shaker-style cabinetry providing generous storage, an airy space in which to cook and dine with garden. Precedent has been set should the purchaser wish to seek permissions to extend this room in the future. French doors from the kitchen provide a seamless transition to the private garden. A vast space with a lush lawn framed by two patios. The size of the garden plus positioning of surrounding buildings ensures additional sunlight. Both bedrooms are doubles with fitted wardrobes and feature fireplaces, each nestled away from the street with garden views and quietly separated from one another. The upper bedroom boasts an en-suite bathroom with a bathtub. Downstairs, the second bedroom is situated next to the second bathroom, with a walk-in rain shower. There is also a cellar.

Council tax band B

EPC rating D (63)

Features

- Two double bedrooms
- Two bathrooms
- Large private garden
- Period conversion
- Over 900 square feet split over multiple floors
- Working fire
- Potential to extend STNP
- Excellent transport links in every direction
- Clapham Old Town a nine-minute stroll away
- Walking distance to Clapham Common and multiple parks





Killyon Road, Clapham, SW8

Killyon Road, SW8

2 Bedroom Flat

APPROXIMATE GROSS INTERNAL AREA WITH CELLAR: **997 SQ FT / 92.6 SQ M**

APPROXIMATE GROSS INTERNAL AREA WITHOUT CELLAR: **877 SQ FT / 81.5 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.

Killyon Road, Clapham, SW8

