



Killyon Road, London
SW8



Beyond your expectations

A well presented and versatile 2 bedroom garden flat

EPC: D

2 Bedrooms | Entrance Hall | Reception Room | Kitchen | Conservatory | Bathroom | South-West Facing Garden | Scope to Extend (STPP)

Asking Price £550,000 Share of Freehold

Description

A well-presented and versatile two-bedroom garden flat with south-west facing garden set within easy reach of Clapham Old Town. The bright and spacious accommodation which offers scope to extend (subject to the necessary planning consents) comprises briefly: two bedrooms, modern bathroom and sitting room opening

into both the conservatory and kitchen. Additionally there is a lovely south-west facing garden.

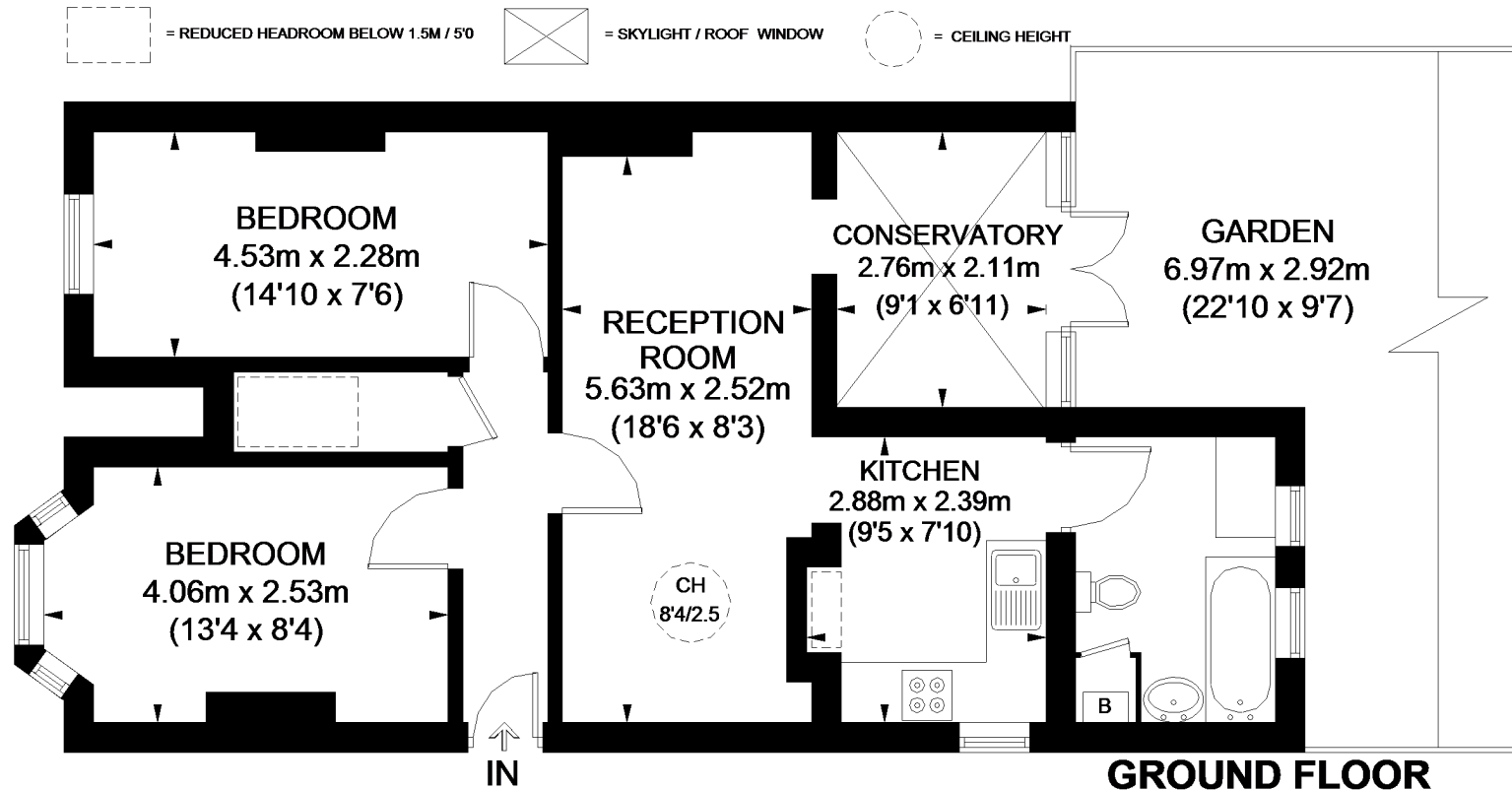
Location

Killyon Road is conveniently located for the shops, cafés and restaurants of Clapham Old Town and Clapham High Street. Clapham Common is also within easy reach. Local transport facilities can be found at Clapham North and Clapham Common for the underground and the London Overground can be accessed at Wandsworth Road for routes towards Clapham Junction and Canada Water.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	57	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

KILLYON ROAD



APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING REDUCED HEADROOM)
 660 SQ. FT. (61.3 SQ. M.)
REDUCED HEADROOM
 12 SQ. FT. (1.1 SQ. M.)
TOTAL = 672 SQ. FT. (62.4 SQ. M.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID270208)

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

