



Two bedroom flat with a private terrace and large garden

Kyrle Road, London, SW11

£755,000

savills

Two bedrooms • One bathroom • Private terrace • Large garden • Reception/dining room • Kitchen • Close to superb transport links • Fantastic local amenities nearby

Local Information

Situated Between the Commons, Kyrle Road is a popular residential street that runs off Clapham Common West Side and is therefore a stone's throw away from the open expanses of Clapham Common with its tennis courts, a bowling green, cricket nets and a café. It is also ideally located for access to the charming shops, cafes and restaurants that the ever so popular Northcote Road has to offer.

For transport Clapham South Underground Station (Northern Line) offers services into The City and West End and Clapham Junction Station mainline also provides services into London Victoria and London Waterloo. The area further benefits from an excellent selection of schools.

About this property

Upon entering this wonderful two bedroom garden flat, the first double bedroom is found to your right, with built in storage and windows allowing the room to be filled with light.

The second double bedroom is located nearby also with plenty of built in storage and allows direct access out on to the terrace. The modern bathroom has further storage and a joint shower and bath.

The kitchen can be accessed through the reception room with fully integrated appliances, storage and skylight windows allowing natural light to fill both the kitchen and the reception room.

The reception room has a comfortable seating area and space for a dining table. A fireplace creates a warm and homely feel to the room and French doors that provide access out to the large south east facing garden, perfect for entertaining and relaxing. The basement with a gross internal area of 118 sq ft. completes the property.

Tenure

Leasehold 999 years from 25/12/2012 with 50% Share of Freehold.

Local Authority

Wandsworth

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Northcote Road Office. Telephone: +44 (0) 20 3428 2222.





Kyrle Road, London, SW11
Gross Internal Area 795 sq ft

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KYRLE ROAD, SW11

Approx. gross internal area 677 Sq Ft. / 62.9 Sq M
Basement Approx. gross internal area 118 Sq Ft. / 11.0 Sq M

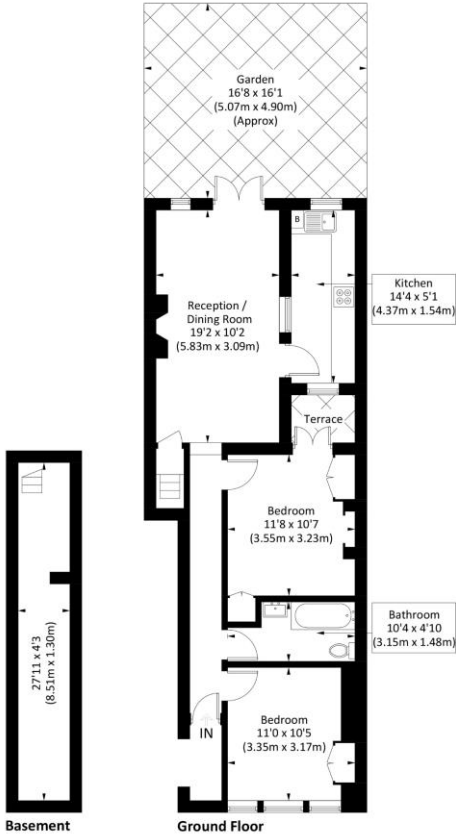


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2021 (ID723305)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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