



Stunning split-level flat with open plan kitchen/dining room leading out onto a private garden

Kyrle Road, London, SW11

£900,000 Share of Freehold

savills

Two bedrooms • Two bathrooms • Private garden • Bright reception • Modern kitchen • Natural light throughout

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) is approximately 0.5 miles away and offers services into The City and West End and Clapham Junction Station approximately 1.3 miles away mainline also provides services into London Victoria, London Waterloo, and National rail services.

About this property

Located on a quiet residential street just off of Clapham Common is this spacious garden flat arranged over three floors.

As you enter the property you are welcomed to the right by the large reception room boasting a fireplace, hard wood floors and plenty of natural light beaming through from the windows. Adjacent to this is the first bedroom which has direct access onto the garden via French doors.

Towards the rear of the ground floor is the open plan kitchen/dining room. The kitchen benefits from modern integral appliances and plenty of storage space. The dining room which has enough space for a large dining room table is showered with natural light from the surrounding floor to ceiling doors which lead out onto the private garden as well as a sky light.

The principal bedroom can be found on the first floor and benefits from built-in storage units and an en suite. Further storage can be found on the lower ground floor which hosts a study and a family bathroom complete with a built-in shower/bath.

Tenure

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.





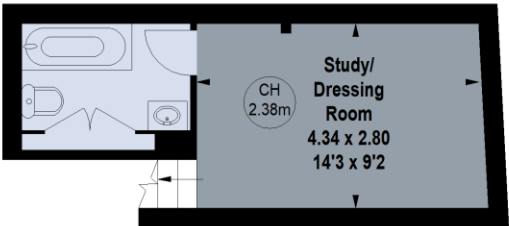
Kyrle Road, London, SW11
Gross Internal Area 1028 sq ft, 95.5 m²

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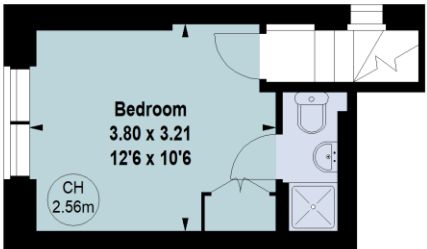
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Kyrle Road, SW11

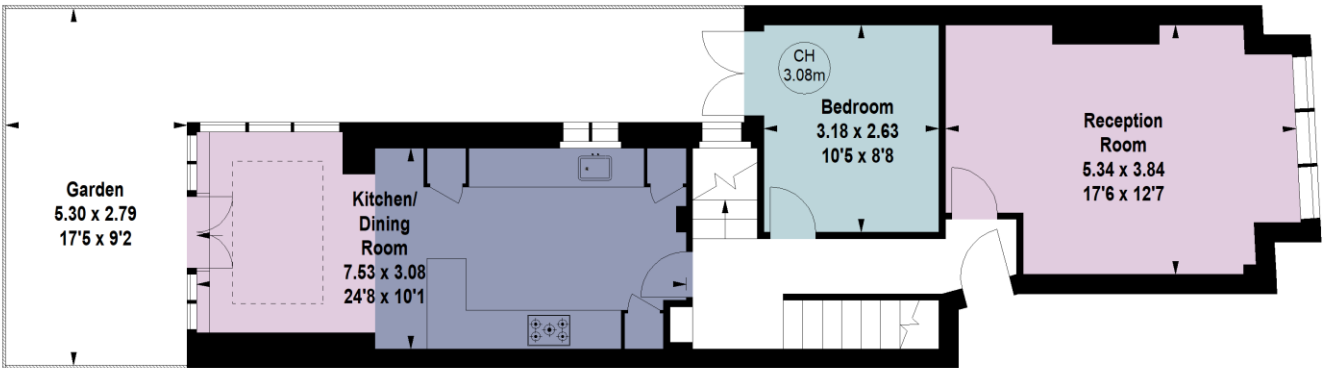
Gross internal area (approx) 95.50 sq m / 1028 sq ft



Lower Ground Floor




First Floor



Ground Floor

For Identification Only. Not To Scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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