



Kenlor Road, SW17

£575,000 *Freehold*



A fantastic two-bedroom home with a bright and airy atmosphere and a private garden.

KEY FEATURES

- Chain Free House
- 2 Spacious Double Bedrooms & 1 single
- Open Plan Reception Room & Kitchen
- 1 Family Bathroom
- Private South-Facing Garden
- 798 sqft.



Tooting

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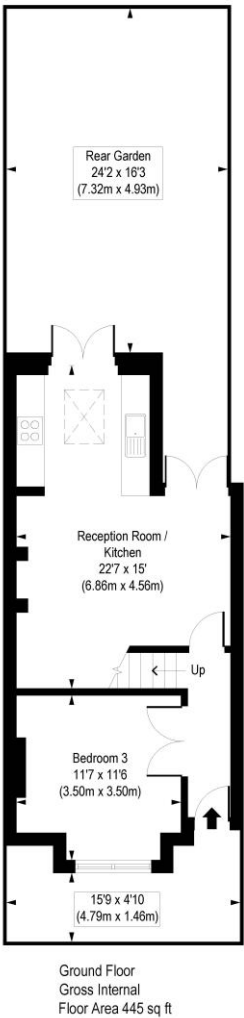
Arranged over 798 sqft., the property comprises; a spacious open plan reception room and kitchen with laminate wooden flooring. The kitchen features wall and base units, built-in cupboards, tiled flooring, and integrated appliances. With double doors leading out to the garden (currently paved for easy maintenance), the space is perfect for hosting and entertaining family and friends. The first floor boasts two spacious double bedrooms, each featuring double-glazed windows and an abundance of natural lighting. The bedrooms also share a modern family bathroom.





Kenlor Road in SW17 enjoys a prime location close to the lively centre of Tooting Broadway while maintaining a more peaceful, residential feel. The street is lined with traditional period terraces, giving it plenty of charm and character. Just a short walk away is Tooting Broadway Underground station (0.4miles) on the Northern Line, providing fast links into central London, while Colliers Wood (0.5miles) is also within easy reach. For overground services, both Wimbledon, Tooting and Balham stations are nearby, offering further connections across the city. Excellent bus routes run along Tooting High Street, making travel around south London simple and convenient. With Tooting Market, an abundance of cafés and restaurants, and green spaces such as Tooting Bec Common close by, the area combines strong transport links with a vibrant local atmosphere.

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Approx. Gross Internal Floor Area 798 sq. ft / 74.21 sq. m



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Freehold
Council Tax Band:
EPC rating: D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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