



KENLOR ROAD, SW17
OIEO £450,000 LEASEHOLD

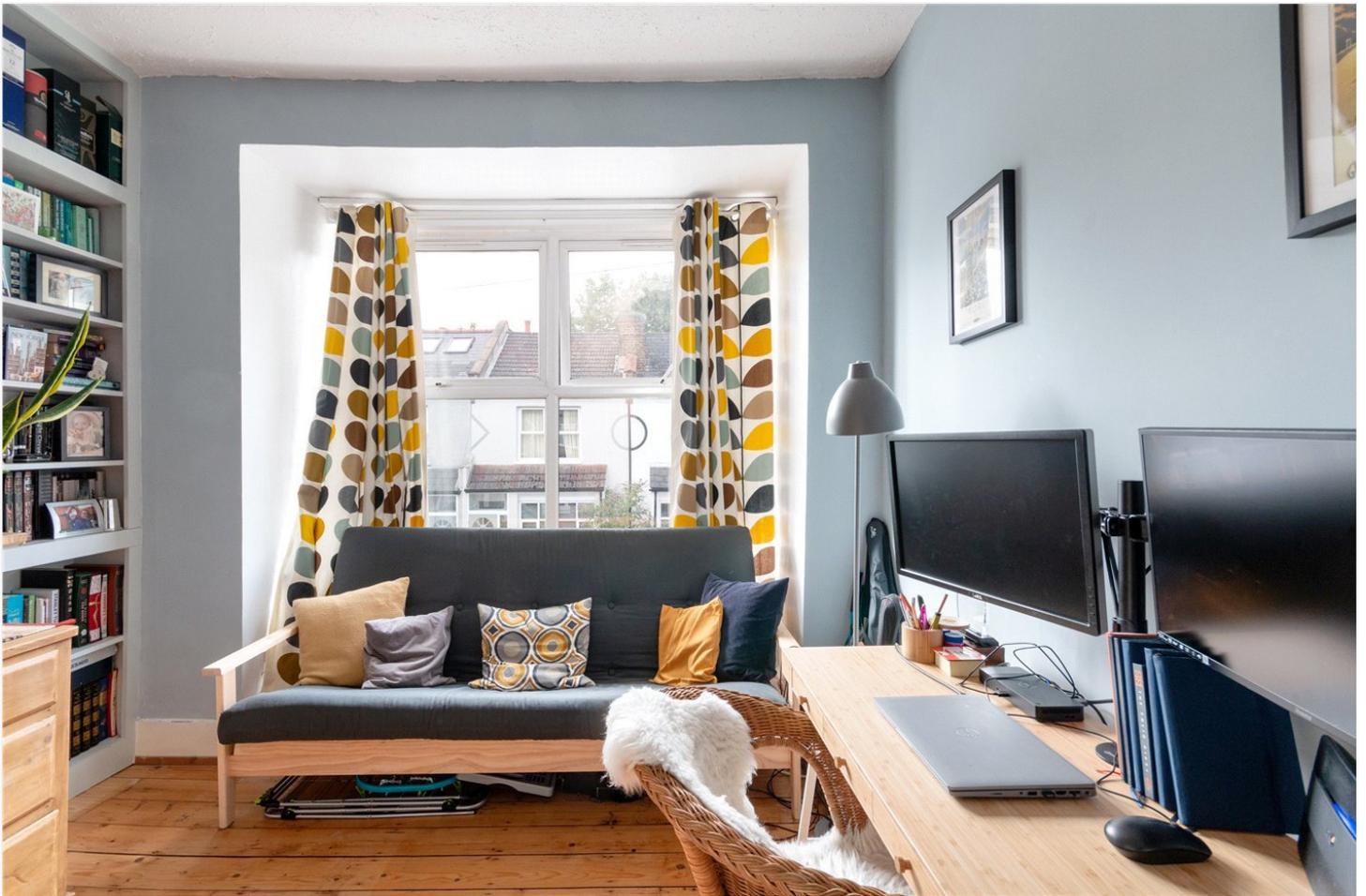
A CHARMING TWO DOUBLE BEDROOM FIRST FLOOR MAISONETTE

Tooting | 020 8767 5221 | tooting@winkworth.co.uk

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DESCRIPTION

A charming two double bedroom first floor maisonette offering a wonderful light open plan living area with shaker style kitchen. To the rear of the property is a well proportioned bathroom with ample storage and utility space.

Kenlor Road is situated within easy reach of Upper Tooting Road, which offers a good selection of shops and amenities. Tooting Broadway Underground Station (Northern Line) and Tooting Station (National Rail) are both nearby.

125 years from 25 March 2011

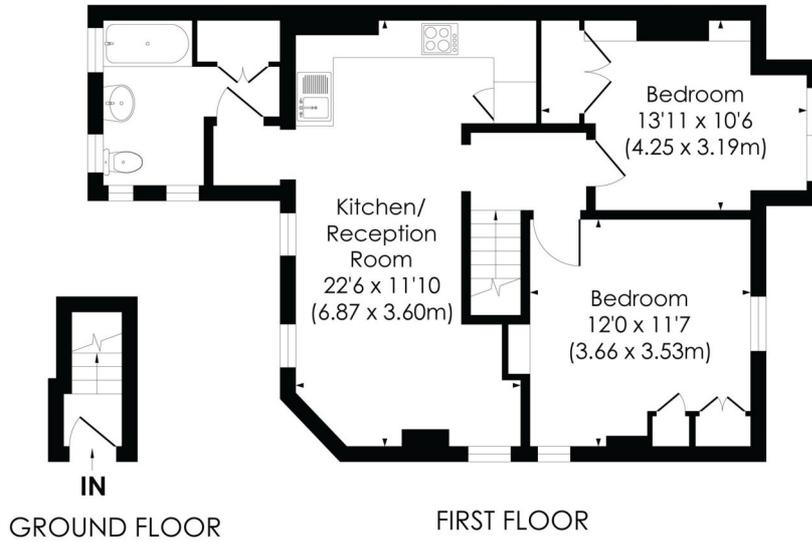
GROUND RENT £100 PER ANNUM

No service charge



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Approx. Gross Internal Floor Area
660 Sq. ft/61.37 Sq. m (not incl. loft space)



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PROPERTY MARKETING

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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	76
(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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