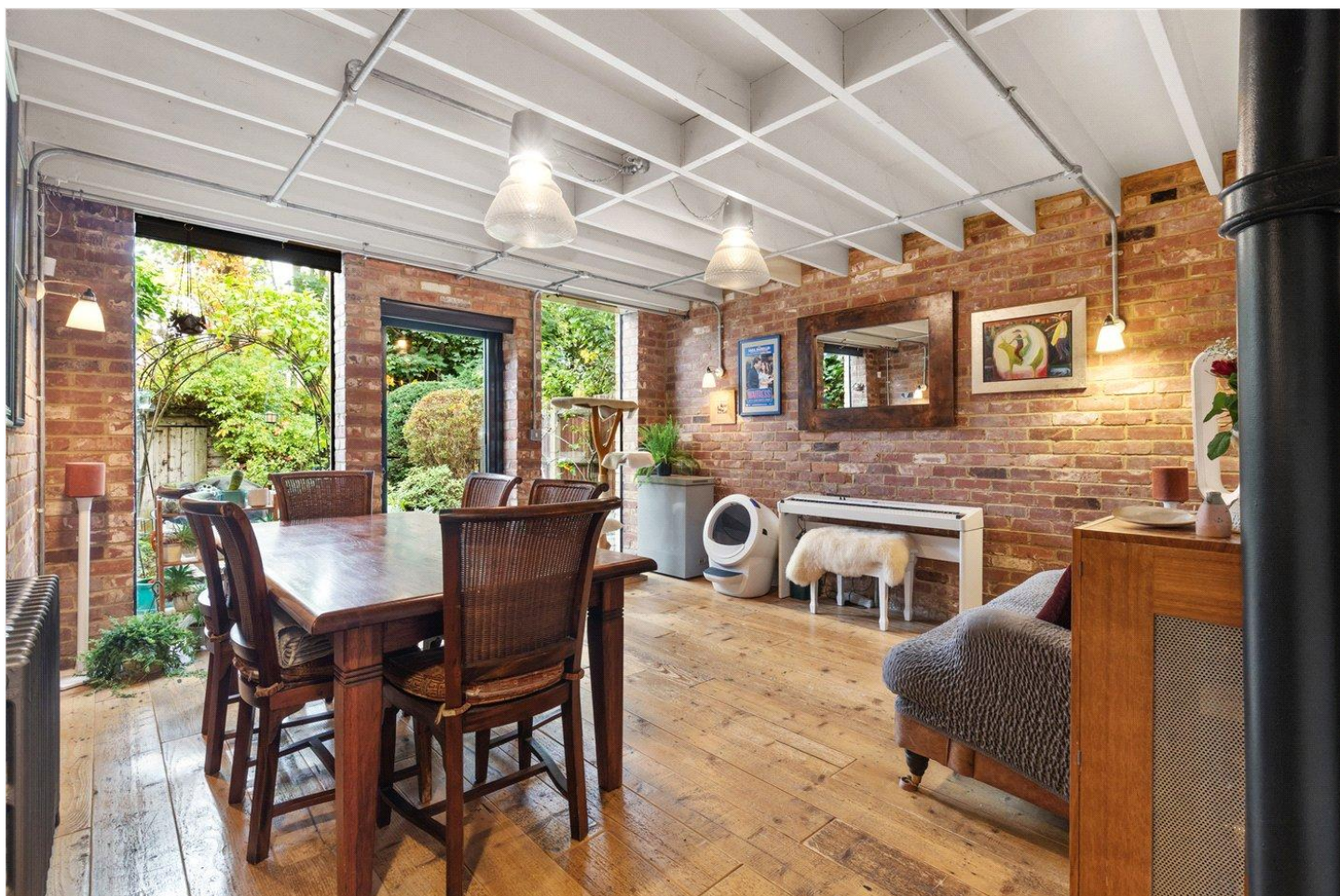




KENLOR ROAD, SW17
£675,000 FREEHOLD

A CHARMING TWO BEDROOM HOUSE

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DESCRIPTION:

This delightful two-bedroom home blends vintage charm with timeless appeal. Filled with natural light, it offers a warm and inviting atmosphere, enhanced by beautifully preserved period features and distinctive character throughout.

The reception room showcases double-glazed windows, original wood flooring, and a feature fireplace, creating a cozy yet elegant space. The kitchen preserves its original flooring and features a range of modern wall and base units, built-in cupboards, half-tiled walls, integrated appliances, a cast-iron central island workstation, and a charming period fireplace. Beyond the kitchen lies a beautifully presented dining area with engineered wood flooring with underfloor heating, exposed brickwork, and ceiling beams. Striking floor-to-ceiling windows flood the room with light and provide views of the garden, while a matching door opens directly onto the rear garden — an ideal setting for relaxation or entertaining guests. Upstairs, the property offers two spacious double bedrooms, each featuring double-glazed windows and painted original wood flooring. The bathroom is finished with tiled flooring and a half-tiled splashback, complemented by a modern three-piece bathroom suite with contemporary fixtures and fittings. This property also presents the potential for a loft conversion, subject to obtaining the necessary planning permissions.

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.



Kenlor Road, SW17
Approx. Gross Internal Floor Area 952 sq. ft / 88.47 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.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: 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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