



KIRKSTALL ROAD, SW2
£635,000 SHARE OF FREEHOLD

ELEGANT FIRST FLOOR FLAT WITH PRIVATE BALCONY IN A SOUGHT-AFTER TELFORD PARK

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DESCRIPTION:

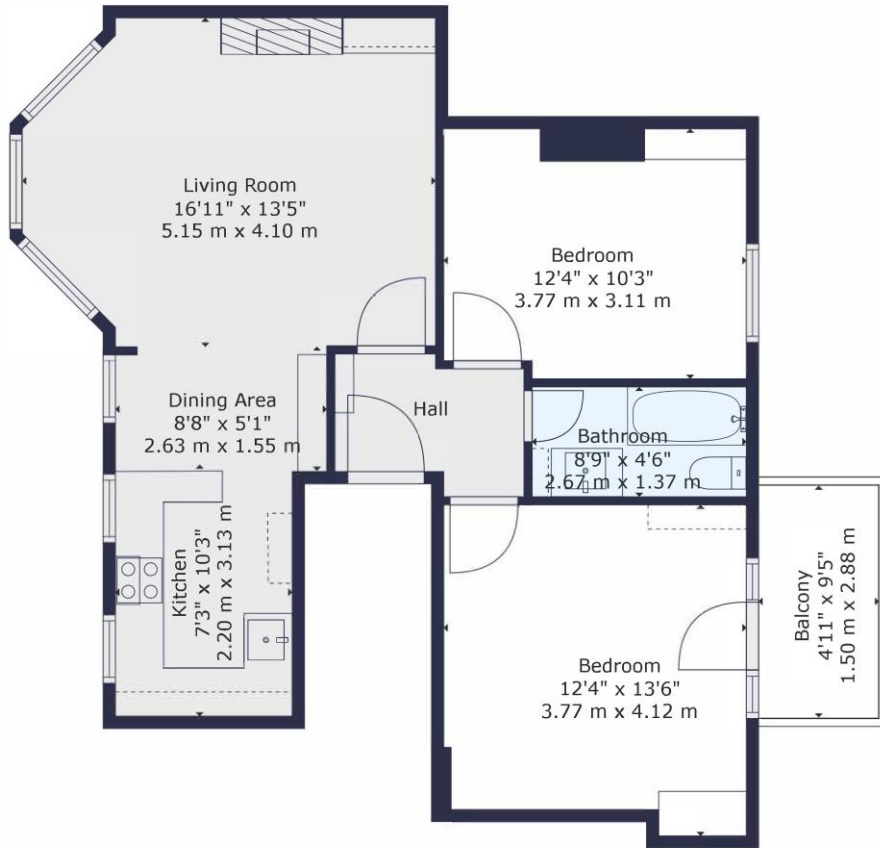
Beautifully presented throughout, this elegant two-bedroom flat occupies the first floor of a handsome period building and offers a calm and stylish home in the Telford Park conservation area.

From the moment you enter, you're welcomed by warm, neutral interiors and generous proportions. The spacious open-plan kitchen and reception room sits at the front of the property, featuring a bay window with shutters, original wood floors, and a striking fireplace — the perfect spot to relax or entertain. The kitchen is beautifully finished with sleek cabinetry, marble-effect worktops, and integrated appliances, and was fitted relatively recently, offering a modern finish that blends seamlessly with the living space. Both bedrooms are well-sized, and the principal room at the rear opens directly onto a gorgeous private balcony that enjoys sunshine from afternoon into evening. With views over the garden rather than the road, this peaceful outdoor space is a real highlight. The flat also benefits from new double-glazed windows throughout, ensuring warmth, energy efficiency, and quiet. The contemporary bathroom is thoughtfully designed, with herringbone tiling, a rainfall shower, and monochrome flooring.

Situated on popular Kirkstall Road, the flat is just moments from Tooting Bec Common, while Balham, Clapham, Brixton, and Streatham Hill are all easily accessible for rail and Tube connections. Abbeville Village's cafés and shops are nearby, and a local private tennis club is just around the corner.







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TOTAL: 700 sq. ft, 65 m²
 FIRST FLOOR: 700 sq. ft, 65 m²
 EXCLUDED AREAS: BALCONY: 47 sq. ft, 4 m²

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or Winkworth. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.



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.

Tenure: Share of Freehold

Term: 987 year and 0 months

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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