



KINGSMEAD ROAD, SW2
£1,195,000 FREEHOLD

SUBSTANTIAL FAMILY HOME WITH STUNNING EXTENSIONS IN A PRIME LOCATION

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DESCRIPTION:

A beautifully presented, recently refurbished family home offering 2,206 sq. ft. of well-proportioned living space across three floors. This elegant five-bedroom semi-detached residence has been thoughtfully extended to the side, creating a spacious open-plan kitchen and dining area, while retaining practical side access to the garden. The loft has been converted to provide an additional bedroom with an en-suite shower room, adding to the home's generous accommodation.

Upon entering, you are welcomed into a bright double reception room, featuring elegant period details and an abundance of natural light. The open-plan kitchen and dining room at the rear serves as the heart of the home, offering seamless indoor-outdoor living with bi-fold doors opening onto a private garden and patio area, perfect for entertaining or unwinding in a tranquil setting. The first floor hosts three spacious bedrooms, all well-proportioned, and a contemporary family bathroom. The second floor boasts a luxurious principal suite, complete with an en-suite shower room and elevated views, while an additional fifth bedroom provides further versatility.

Located on the borders of Streatham Hill and Tulse Hill, Kingsmead Road enjoys close proximity to an array of local amenities, including independent cafés, restaurants, and boutique shops. Families will appreciate the home's location within walking distance of Brockwell Park, offering vast green spaces, a lido, and scenic walking routes. Excellent schooling options are nearby, including the Ofsted-rated 'Outstanding' Streatham Wells Primary School and Dunraven Secondary School. For commuters, Tulse Hill Station (0.3 miles) provides links to London Bridge, Blackfriars, and Farringdon, while Streatham Hill Station (0.7 miles) offers direct trains to London Victoria. For commuters, Tulse Hill Station (0.3 miles) provides links to London Bridge, Blackfriars, and Farringdon, while Streatham Hill Station (0.7 miles) offers direct trains to London Victoria.







TOTAL: 2206 sq. ft, 204 m2

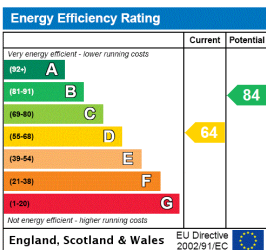
EXCLUDED AREAS: SIDE ACCESS: 137 sq. ft, 13 m2, GARDEN: 134 sq. ft, 12 m2, PATIO+ SIDE ACCESS: 323 sq. ft, 30 m2, LOW CEILING: 71 sq. ft, 7 m2, EAVES STORAGE: 28 sq. ft, 3 m2

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.



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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: Freehold

Council Tax Band: F

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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