



KIRKSTALL ROAD, SW2
OFFERS OVER £2,000,000 FREEHOLD

A CHARMING END OF TERRACE VICTORIAN HOUSE IN TELFORD PARK

Streatham | 020 8769 6699 | streatham@winkworth.co.uk

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DESCRIPTION:

Located in the Telford Park conservation area (within easy reach of Clapham, Balham, Brixton & Streatham Hill) is this charming end of terrace Victorian house is presented to the market for sale for the first time in 40 years. With spacious living accommodation over three floors and scope to extend further (subject to planning permission) this charming property retains many fine period features and good proportions. The accommodation briefly comprises a hallway that is both wide and welcoming, featuring the original Victorian tiled floor, storage closets, and a sweeping staircase. Towards the front, you'll find a reception room adorned with large sash bay windows overlooking the front garden and an original fireplace. Towards the rear, there's a lounge with a window offering views of the side return, accompanied by a separate dining room boasting a triple aspect. The modern kitchen comes fully equipped with standard appliances and plenty of wall and base units. Adjacent to the kitchen is a handy utility room housing a WC. The south-facing garden, laid to lawn and square in shape, extends approximately 56ft in length. Upstairs, the property offers five double bedrooms and three bathrooms, all featuring ample storage, completing the living space. Retaining a wealth of period features and with wonderful, well-proportioned rooms, this delightful family house offers a great feeling of seclusion and privacy whilst remaining well connected for local transport into the City and West End, easy access to good schools, a private members tennis club, local shopping and dining and to all amenities nearby.

AT A GLANCE

- Telford Park conservation area
- Victorian end of terrace
- Scope to extend further STPP.
- Reception room with bay windows
- Separate lounge and dining room
- Modern equipped kitchen
- South-facing 56ft garden
- Five double bedrooms, three bathrooms
- Well-connected for transport
- Close to schools, shops, dining

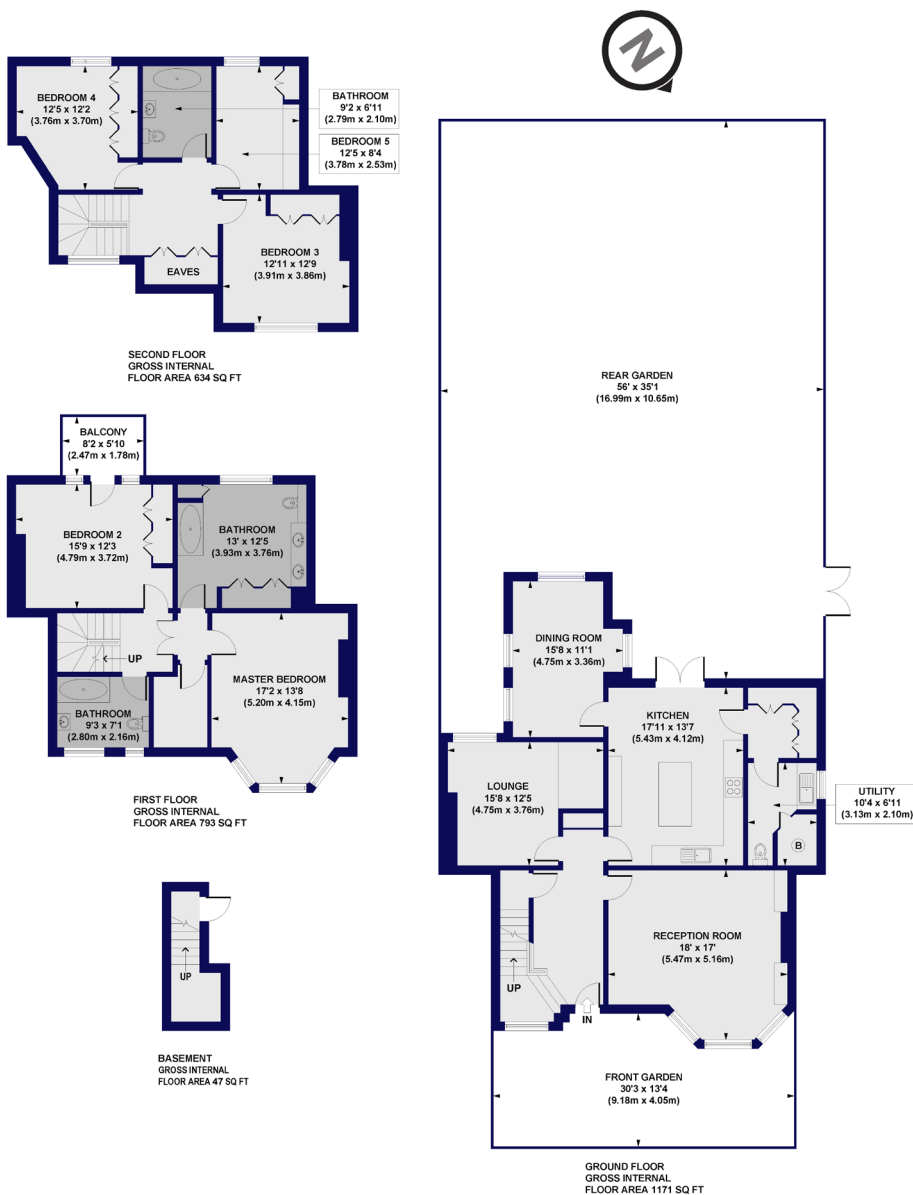




Kirkstall Road, SW2

Approx. Gross Internal Floor Area 2645 sq. ft / 245.71 sq. m (Including Eaves)

Approx. Gross Internal Floor Area 2618 sq. ft / 243.26 sq. m (Excluding Eaves)



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 CP Creative. 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	39	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Freehold

Council Tax Band: G

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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