



KINGSMEAD ROAD, SW2
GUIDE PRICE £875,000 TO £925,000 FREEHOLD

A SUBSTANTIAL SIX BEDROOM TERRACED PERIOD PROPERTY LOCATED IN TULSE HILL

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DESCRIPTION:

Enter through the welcoming ground floor hallway into a spacious kitchen, complete with modern appliances and plenty of built-in storage. French doors open onto the expansive garden, ideal for summer entertaining. To the front, a reception room overlooks the front garden through large bay windows, inviting in abundant natural light. Adjacent, the separate dining room offers direct access to the side return through a convenient door, providing a seamless transition between indoor and outdoor living spaces.

Upstairs, discover four generously sized double bedrooms on the first floor, accompanied by a family bathroom featuring a bath with shower overhead. The second floor hosts two additional double bedrooms, one boasting an en-suite shower room.

Ideal for families, this home is situated near renowned local schools such as Hitherfield and Streatham Wells Primary schools, as well as Dunraven Secondary school. Enjoy leisurely strolls to Hillside Gardens Park, complete with a children's playground and tennis courts.

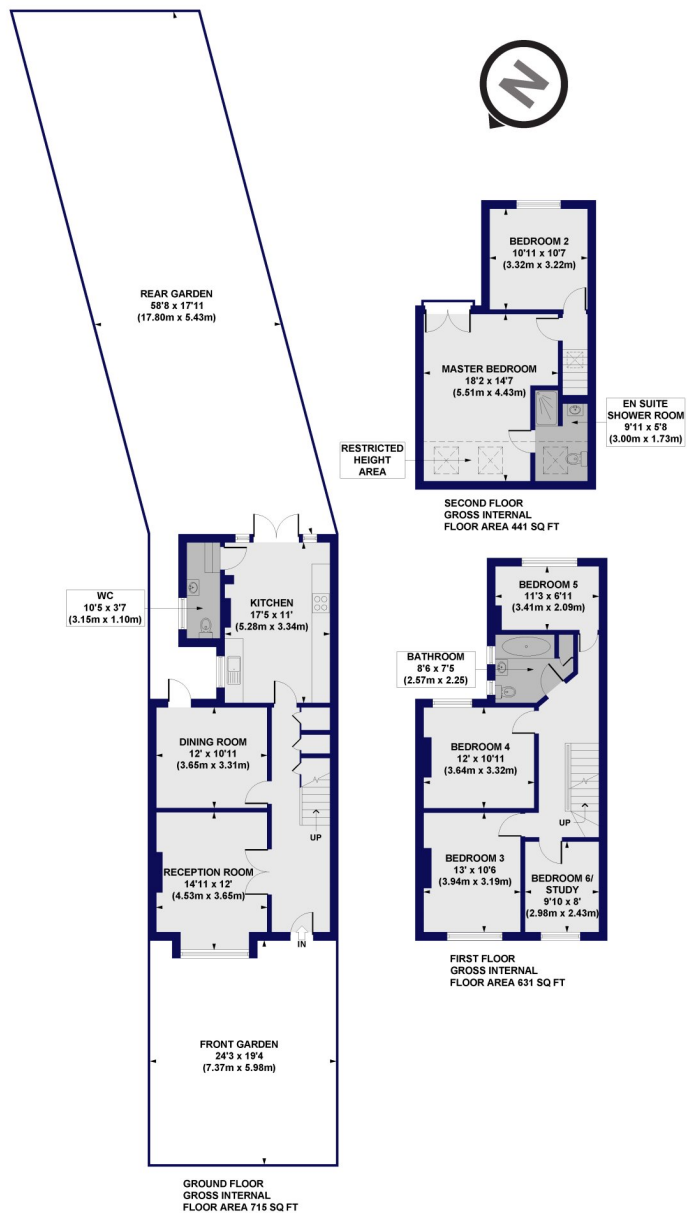
Convenient transport links are within reach, with Tulse Hill Station and Streatham Hill Station just a short walk away, providing easy access to London Bridge, Blackfriars, and Victoria.





Kingsmead Road, SW2

Approx. Gross Internal Floor Area 1787 sq. ft / 165.98 sq. m (Including Restricted Height Area)
 Approx. Gross Internal Floor Area 1711 sq. ft / 158.96 sq. m (Excluding Restricted Height Area)



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	80
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-58) F	
(1-20) G	
Not energy efficient - higher running costs	
63	
England, Scotland & Wales	
EU Directive 2002/91/EC	

Tenure: Freehold

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: E

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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