

Kirkstall Road, SW2

2 1 1

OIEO £475,000 *Share of Freehold*

KEY FEATURES

- Two double bedrooms
- Bay-fronted living room
- Separate practical kitchen
- High ceilings and sash windows
- Period fireplace and detailing
- Well-presented bathroom
- Bright, well-balanced layout
- Prime Telford Park Conservation Area

Set on the first floor of an attractive period building within the Telford Park Conservation Area, this bright and well-laid-out two-bedroom flat combines generous proportions with classic charm, character, and original period features. Beautifully maintained, the home enjoys high ceilings, large sash windows, and excellent natural light throughout. A welcoming hallway leads to a spacious bay-fronted living room offering ample space for both seating and dining. The room's period fireplace and elegant ceiling details create a sense of warmth and grandeur. The separate kitchen sits just off the reception with good storage and worktop space. Both bedrooms are comfortable doubles - one particularly large - each filled with light and calm, while the bathroom includes a full-sized bath with an overhead shower. The property's well-preserved original features lend it a timeless appeal, making it ideal for first-time buyers, home movers, or investors alike. Well maintained and offering a consistently high rental yield for an investor, this home blends character with functionality in a sought-after conservation setting.

Kirkstall Road is a quiet, tree-lined street in the Telford Park Conservation Area, known for its period homes, private members' tennis club, and strong community feel. The area enjoys excellent links to Clapham, Balham, Brixton, and Streatham Hill, offering a wide range of cafés, restaurants, and independent shops. Balham (Northern Line and National Rail) and Streatham Hill stations provide fast routes into the City and West End, while Tooting Bec Common offers wide green spaces close by.

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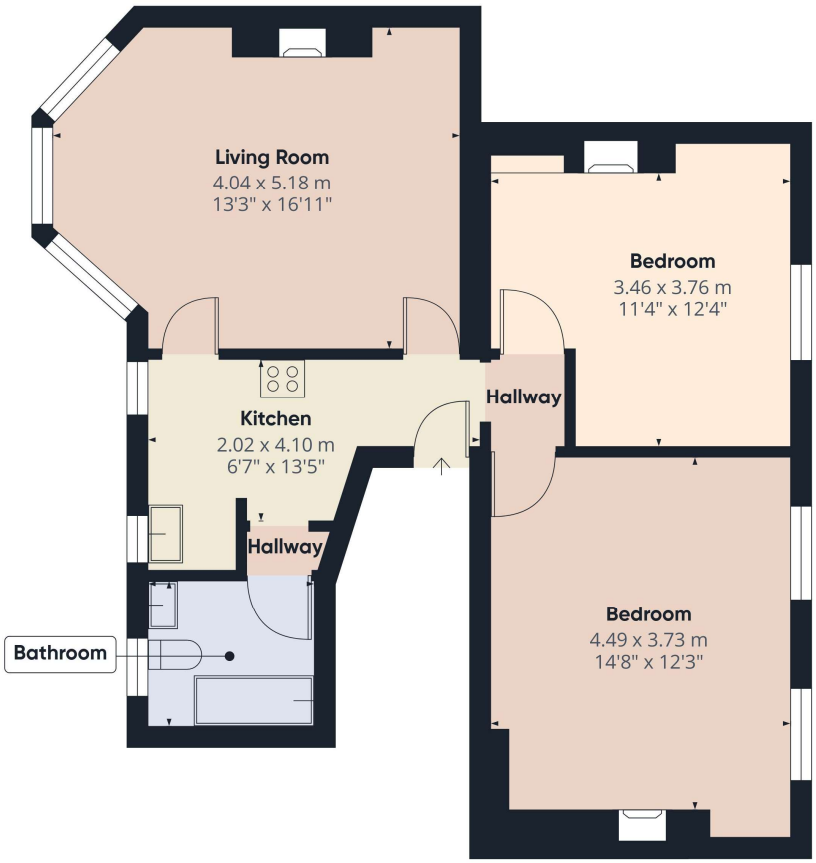










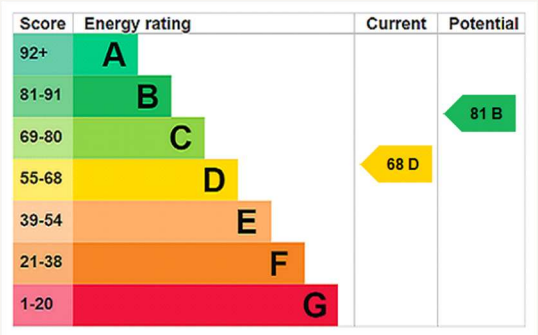


Approximate total area(1)
62.3 m²
670 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



MATERIAL INFO

Tenure: Share of Freehold
Council Tax Band: D
EPC rating: D

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