



Kirkstall Gardens, SW2

OIEO: £850,000 *Freehold*

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KEY FEATURES

- Characterful Victorian family home
- Telford Park Conservation Area
- Wealth of original features
- Significant scope to modernise
- Three well-proportioned bedrooms
- Mature private rear garden
- Near private members' club
- Excellent transport link connectivity

Situated on a quiet, tree-lined street within the coveted Telford Park Conservation Area, this three-bedroom Victorian house offers a rare opportunity to acquire a home of immense character and potential. While the property would benefit from a degree of modern updating, it retains a wealth of beautiful original features, from ornate fireplaces and stained-glass detailing to elegant ceiling corning. The ground floor accommodation is defined by its traditional proportions and natural light. A welcoming entrance hallway leads into a grand front dining room, anchored by a deep bay window and a period fireplace with a striking surround. To the rear, a separate living room provides a comfortable retreat with views over the garden, while the adjacent kitchen offers a practical workspace with direct access to the outdoors. The first floor houses three bedrooms, including a generous principal bedroom that mirrors the dining room's bay-fronted grandeur. A second double bedroom overlooks the gardens, while the third provides a versatile space perfect for a nursery or home office. These are served by a central family bathroom. Externally, the property features a mature, private rear garden with a paved patio area and lush greenery, providing a secluded oasis for outdoor socialising. Kirkstall Gardens is a highly sought-after residential address known for its strong community feel and the nearby Telford Park private members' tennis club. The location offers the best of South London living, with easy access to the vibrant boutiques, cafés, and restaurants of Balham, Streatham Hill, and Brixton. For green space, the expansive Tooting Bec Common is just a short walk away, home to popular running tracks and the iconic Lido. Transport links are excellent, with Balham station providing Northern Line and National Rail services, while Streatham Hill offers rapid routes into London Victoria and the City.

Streatham

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MATERIAL INFO

Tenure: Freehold
Council Tax Band: E
EPC rating: To be confirmed