



Kingsmead Road, SW2

£525,000 *Share of Freehold*

2  1  1 

KEY FEATURES

- Ground floor period garden flat
- Private mature rear garden
- Two double bedrooms
- Spacious open plan kitchen diner
- Direct garden access from lounge
- Modern bathroom with subway tiles
- Moments from Tulse Hill station
- Excellent condition throughout

Occupying the ground floor of a handsome semi-detached period building, this two-bedroom garden flat is defined by its generous proportions and vibrant, well-maintained interiors. The accommodation begins with a large primary bedroom at the front, featuring a classic bay window that floods the space with natural light. The heart of the home is a spacious kitchen and dining room, smartly finished with white cabinetry, solid wood worktops, and a traditional butler sink, offering ample space for a large dining table.

To the rear, the social living space is a bright and welcoming retreat, featuring bespoke floor-to-ceiling shelving and wide sliding doors that provide a seamless transition to the outdoors. The private rear garden is an exceptional feature, extending to a mature, lawned oasis with established borders and a patio area perfect for alfresco

entertaining. The second double bedroom also enjoys direct access to the garden via French doors, while a modern family bathroom is finished with crisp white subway tiling and contemporary fixtures.

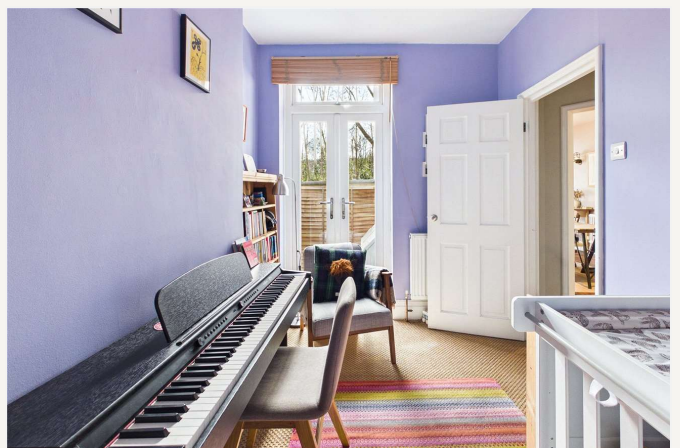
Kingsmead Road is a quiet residential street perfectly positioned for the local amenities and transport links of Tulse Hill. The property is a short walk from Tulse Hill station, offering frequent and direct services to London Bridge, Blackfriars, and the City via Thameslink and Southern Rail. The green expanses of Brockwell Park, with its iconic Lido and Sunday markets, are within easy reach, as are the independent boutiques and cafes of Herne Hill. The area is well-served by excellent local schools and a variety of popular neighbourhood pubs and restaurants.

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Approximate total area⁽¹⁾
72 m²
775 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft.

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

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Share of Freehold

Term: 990 year and 4 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: E

EPC rating: D

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