



Kirkstall Road, SW2

OIEO £1,600,000 *Freehold*

6  2  3 

KEY FEATURES

- Six bedroom period family home
- Telford Park Conservation Area
- Three versatile reception spaces
- Two bathrooms plus shower room
- Private second floor balcony
- Mature garden with decked terrace
- Utility room and guest WC
- Moments from Streatham Hill station

Behind a gravelled front garden and a handsome red brick façade with gabled roofline, this substantial period house offers six bedrooms arranged over three floors, with generous family living on the ground floor and a lovely mature garden to the rear.

The entrance hall sets the tone straight away, with a decorative tiled floor and a painted balustrade staircase rising to the upper floors. To the front, the kitchen/dining room is a bright and sociable space, fitted with soft grey Shaker style cabinetry, a peninsula with sink, double ovens and plenty of worktop, while the bay window frames a dining area that catches the light throughout the day.

At the back of the house, the reception room is a relaxed spot to unwind, with a feature fireplace flanked by built in shelving and French doors opening straight out onto the garden. Alongside, a separate dining room offers a more formal setting for entertaining and leads through to a practical utility room with a guest WC and its own door to the garden. A cellar provides useful additional storage.

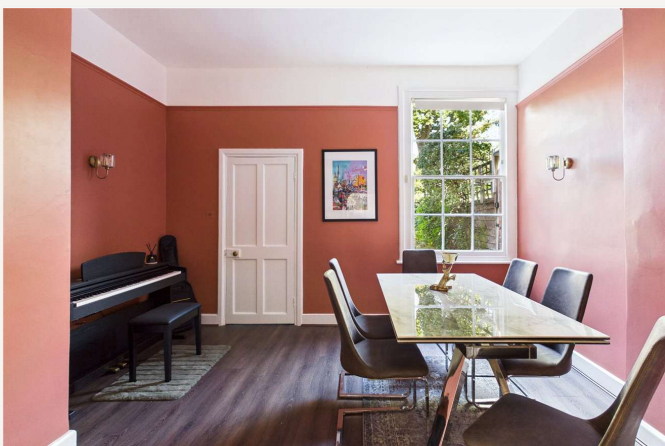
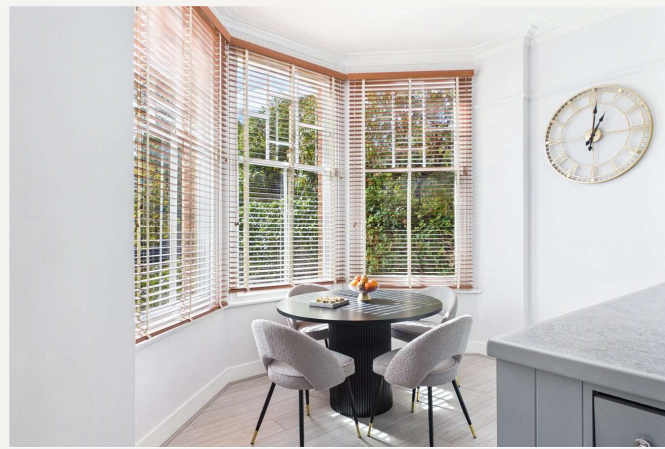
The first floor holds three double bedrooms, including the principal bedroom with its large bay window to the front, along with two bathrooms, one finished with a striking black and white patterned

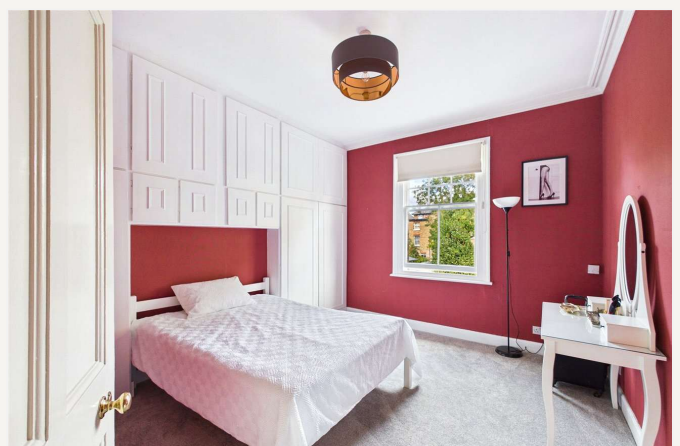
Streatham

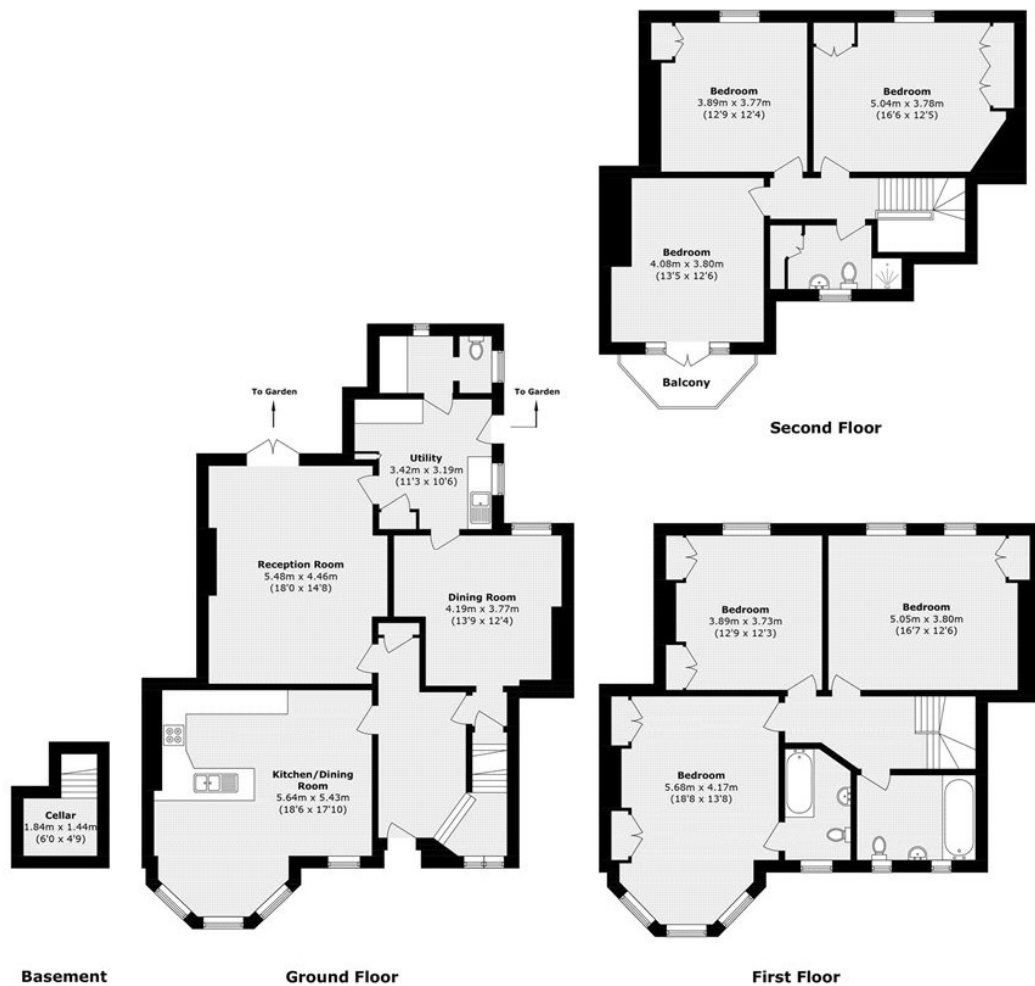
020 8769 6699 | streatham@winkworth.co.uk

Winkworth

for every step...







Total area (approx.): 241.6 sq. m (2600.0 sq. ft)
(Including Cellar)
Balcony area (approx.): 3.3 sq. m (35.5 sq. ft)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Freehold

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: G

EPC rating: E

Streatham

020 8769 6699 | streatham@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.