



Killieser Avenue, SW2

£1,850,000 *Freehold*

5  2  3 

KEY FEATURES

- Five spacious double bedrooms
- Original Victorian architectural features
- Eco-friendly solar energy systems
- Historic City Hall kitchen
- Exquisite 100ft established garden
- Telford Park Conservation Area
- Moments from historic tennis club
- Wealth of internal storage

Set within the prestigious Telford Park Conservation Area, this magnificent residence is a rare piece of London's architectural heritage. Designed by E.J. Tarver during the Queen Anne Revival movement, the home retains an abundance of original Victorian character alongside thoughtful, eco-conscious modernisations. The journey begins through the original tiled porch and hallway, leading into a grand living room defined by intricate ceiling plasterwork and a working fireplace. The heart of the home is the expansive kitchen and breakfast room, featuring a reclaimed Doulton sink and teak draining board from City Hall alongside work surfaces crafted from old French railway carriages. A functional original butler sink remains in the pantry, while three skylights flood the space with natural light. The first floor offers three generous double bedrooms and a family bathroom. The master suite is a particular highlight, once featuring a free-standing Victorian bath and still retaining its original Doulton sink. Ascending to the second floor, the landing leads to two further bedrooms and a second bathroom. Modern efficiency is seamlessly integrated here, with solar photo-voltaic panels providing a significant feed-in tariff income and solar thermal collectors allowing the gas boiler to remain dormant throughout the summer months. Externally, the property is a sanctuary for biodiversity. The front garden is framed by the original fence and a curated collection of camellias and hibiscus. To the rear, the 100ft garden is a lush, established ecosystem featuring a historic pond alongside productive apple and pear trees and a vibrant array of old roses. Killieser Avenue is the crown jewel of Telford Park, a quiet and coveted pocket of Streatham Hill. Residents enjoy exclusive proximity to the Telford Park Lawn Tennis Club, founded in 1880 and recognised as the oldest club in England on its original site. The area is renowned for its community feel and excellent transport links via Streatham Hill Station. The vast green expanses of Tooting Bec Common are just moments away, offering lido swimming and woodland walks within a short stroll of

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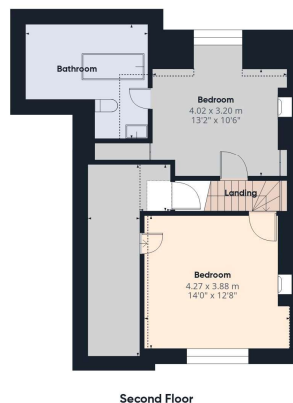
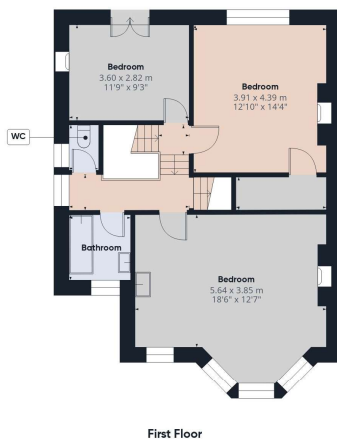
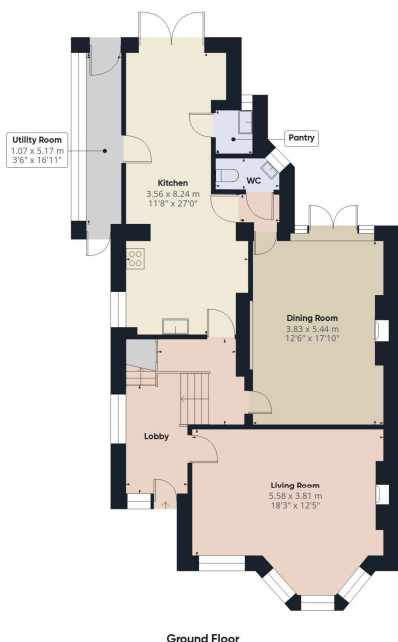
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Approximate total area⁽¹⁾

206.1 m²
2219 ft²

Reduced headroom

17.8 m²
192 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.

GIRAFFE 360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	45 E	
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Freehold
Council Tax Band: G
EPC rating: E

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