



KIRKSTALL ROAD, SW2

OFFERS IN EXCESS OF: £405,000 SHARE OF FREEHOLD

A SPACIOUS TOP FLOOR ONE DOUBLE
BEDROOM VICTORIAN CONVERSION FLAT
CLOSE TO STREATHAM HILL STATION

Streatham | 020 8769 6699 | streatham@winkworth.co.uk

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DESCRIPTION:

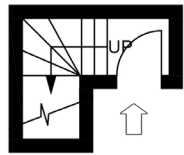
Exclusively available through Winkworth, we are pleased to showcase this top-floor, one double bedroom Victorian conversion apartment within an impressive, linked semi-detached house on a tranquil premier residential road. The property features a spacious reception room with a storage cupboard, a modern shower room with a wash hand basin and WC, and a generously proportioned double bedroom with fitted closets. The well-equipped kitchen includes ample wall and base units for storage and is equipped with the usual appliances. With large windows offering great views, this apartment boasts a contemporary style interior, making it an ideal choice for a first-time buyer or a buy-to-let investor. An additional advantage is the loft space, providing extra storage and potential for extension subject to planning permission (STPP). Kirkstall Road is located off Streatham Hill and is very popular, especially with families. This property, within walking distance of Streatham Hill station, numerous bus routes (easy access to Brixton tube station – Victoria Line) and Balham tube (Northern line), benefits from exceptional transport links. There are an array of local amenities, bars and restaurants too.

AT A GLANCE

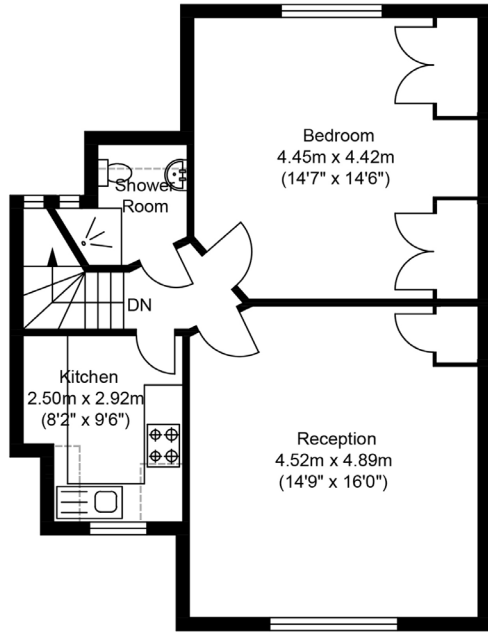
- Top-floor one-bed Victorian conversion
- Spacious reception with storage
- Modern shower room
- Generous double bedroom, fitted closets
- Well-equipped kitchen, ample storage
- Loft space for extra storage
- Potential for extension (STPP)



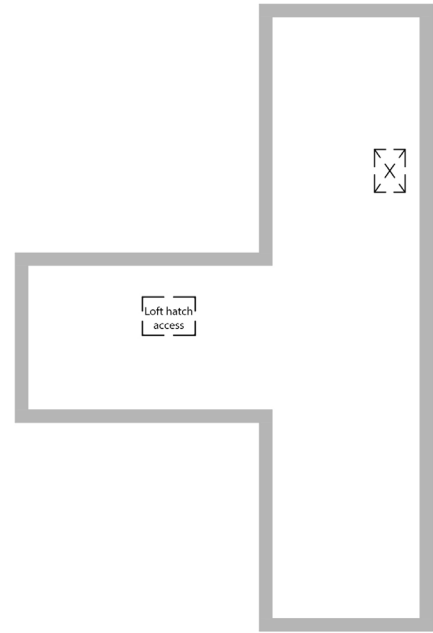




First Floor



Second Floor



Loft Space

Non Habitable Loft Space
Access Through a Loft Hatch
Restricted Head Height
Internal Area = 34 sq.m (365.97 sq.ft)



GROSS INTERNAL FLOOR AREA: 61.50 sq.m (661.98 sq.ft)

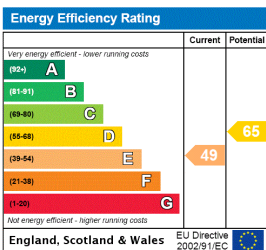
Key:

----- Restricted Head Height

This plan is for representation purposes only and should be used as such by any related party. Every attempt is made to ensure accuracy, however, measurements of doors, windows, rooms, fittings and total areas are approximate.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Tenure: Share of Freehold
Term: Expires - 24/12/2174
Council Tax Band: D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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