



## Kingsmead Road, SW2

£1,350,000 *Freehold*

6  3  1 

### KEY FEATURES

- Six-bedroom family home
- South-facing private garden
- Conservatory and separate dining room
- Two spacious reception rooms
- Scope to reconfigure and extend (STPP)
- 2295 sq. ft. across three floors
- Close to Brockwell Park and top schools
- Excellent transport links to the City

Set back from the street behind a charming front garden, this spacious six-bedroom family home offers generous proportions, flexible living, and a coveted position between Streatham Hill and Tulse Hill. Spanning over 2,200 square feet across three floors, the house blends original character with practical space, ideal for growing families or those seeking long-term potential. The ground floor opens into a wide entrance hallway with a bright front reception room, complete with large bay windows and period detailing. To the rear, a separate dining room leads through to a glass-roofed conservatory and a delightful south-facing garden—perfect for entertaining or winding down. The kitchen and breakfast nook complete the layout, providing plenty of versatility. Six bedrooms are arranged over the upper floors, accompanied by a stylish family bathroom. Each room is well-proportioned, with options for guest rooms, home offices or creative studios depending on need. The layout lends itself to adaptation and future reconfiguration, including potential for further bathrooms or extensions (subject to permissions). Located on the leafy and sought-after Kingsmead Road, the house is well positioned for a mix of local shops, restaurants, and cafés, with excellent transport links from both Tulse Hill and Streatham Hill stations.

**Herne Hill**

0207 501 8950 | hernehill@winkworth.co.uk

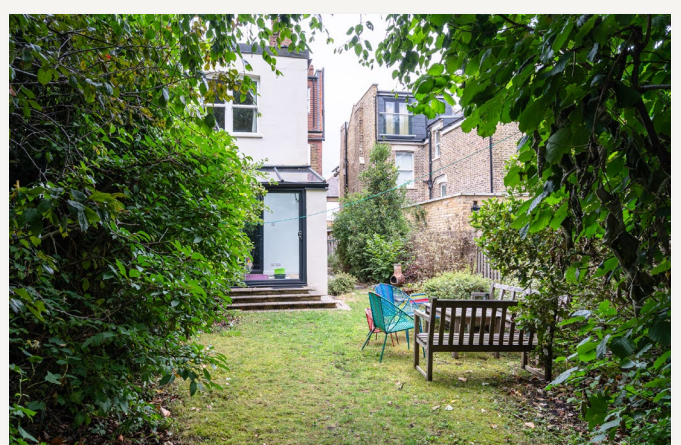
**Winkworth**

for every step...













**Winkworth**

**TOTAL: 2295 sq. ft, 213 m<sup>2</sup>**  
**GROUND FLOOR: 948 sq. ft, 88 m<sup>2</sup>, FIRST FLOOR: 870 sq. ft, 81 m<sup>2</sup>, SECOND FLOOR: 477 sq. ft, 44 m<sup>2</sup>**

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or Winkworth. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

## MATERIAL INFO

**Tenure:** Freehold  
**Council Tax Band:** F  
**EPC rating:** E

**Herne Hill**

0207 501 8950 | hernehill@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.