



Kirkstall Road, SW2

£725,000 *Share of Freehold*

3  1  1 

KEY FEATURES

- Spacious ground-floor period conversion
- Three bedrooms
- Large reception with feature fireplace
- Separate kitchen with garden outlook
- High ceilings and period details
- Private garden with mature planting
- Additional basement storage
- Located in the Telford Park Conservation Area

Occupying the ground floor of an elegant period building within the Telford Park Conservation Area, this spacious three-bedroom flat offers well-balanced proportions, high ceilings, original period features, and access to a generous private garden. A wide hallway leads to a bright reception room filled with natural daylight from tall sash windows, complemented by decorative cornicing and a feature fireplace. The adjoining kitchen provides good storage, practical worktop space, and pleasant garden views, creating an ideal layout for both everyday living and entertaining. There are three bedrooms in total — the principal room sits at the front with a broad bay window and excellent natural light, a further double lies to the rear, and a third bedroom offers flexibility as a study or guest room. The bathroom is neatly finished with a full-size bath and overhead shower, while a small basement area provides useful additional storage. The property benefits from a larger-than-average private garden, mainly laid to lawn with mature trees and plenty of space for outdoor dining and planting — a rare find in this desirable pocket of South London. Well maintained and offering a consistently high rental yield for an investor, this home perfectly balances charm, functionality, and outdoor space in one of the area's most sought-after settings. Kirkstall Road is a quiet, tree-lined street in the Telford Park Conservation Area, known for its period homes, private members' tennis club, and strong community feel. The area enjoys excellent links to Clapham, Balham, Brixton, and Streatham Hill, offering a wide range of cafés, restaurants, and independent shops. Balham (Northern Line and National Rail) and Streatham Hill stations provide fast routes into the City and West End, while Tooting Bec Common offers wide green spaces close by.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Share of Freehold
Council Tax Band: D
EPC rating: D

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