

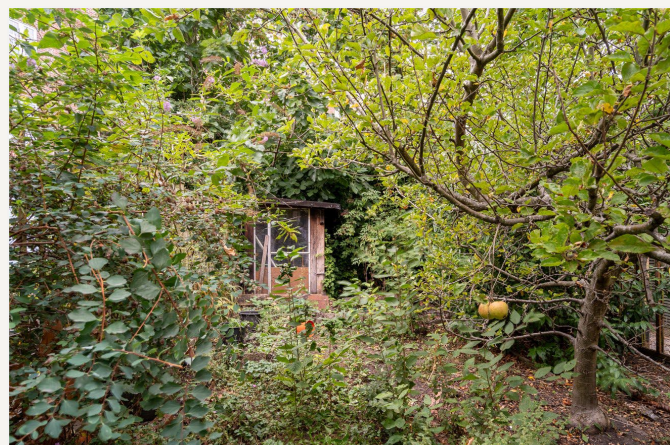


## Kingswood Road, SW2

£800,000 *Freehold*

5  3  2 

Located on a popular residential street, this substantial period terraced home offers an exciting renovation project. Arranged over three floors and extending to more than 1,800 sq. ft, the property is in need of complete modernisation but provides superb scope to create a bespoke family residence. The house includes multiple reception rooms, five bedrooms, and a large rear garden with plenty of potential. Kingswood Road is a quiet residential street close to Streatham Hill and Tulse Hill stations, with easy access into the City and West End. The property is well placed for a wide range of local amenities, including excellent schools, independent cafés, shops, and the green open spaces of Streatham and Tooting Bec Commons.



### AUCTIONEER COMMENTS

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

**Herne Hill**

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**TOTAL: 1823 sq. ft, 170 m<sup>2</sup>**  
 GROUND FLOOR: 774 sq. ft, 72 m<sup>2</sup>, FIRST FLOOR: 709 sq. ft, 66 m<sup>2</sup>, SECOND FLOOR: 340 sq. ft, 32 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.



## MATERIAL INFO

**Tenure:** Freehold  
**Council Tax Band:** E  
**EPC rating:** To be confirmed

<https://www.winkworth.co.uk/sale/property/HHI250129>

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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