



## Kingsmead Road, SW2

£375,000 *Leasehold*



### KEY FEATURES

- Large bay-fronted reception room
- Contemporary separate kitchen
- Double bedroom with fitted storage
- Communal Garden

This exceptional first floor Victorian conversion flat stands out for its tasteful presentation and spacious living areas, offering a bright and airy atmosphere.

The property briefly comprises of a bright semi-open-plan living area which has been tastefully decorated and consists of three large sash windows which flood in plenty of natural light, wooden floors and an exposed brick wall. The L-shape, modern fitted kitchen has sleek white wall and base units, white metro tiled splash backs, wooden countertops and space for all the usual appliances. Adjacent, is the smart bathroom with a shower overhead, a wash hand basin and a WC. The double bedroom which is neutrally decorated has a sash window and a fitted closet providing you with ample storage space. An added

benefit of this property is the communal garden, perfect for summer entertaining.

Kingsmead Road offers easy access into The City and West End from nearby Tulse Hill station (0.4 miles) and Streatham Hill station (0.7 miles) for regular services into London Bridge, London Victoria, Blackfriars and St. Pancras. There are also strong bus connections into the neighbouring Brixton, Herne Hill and Dulwich. There are a host of local amenities as well as sought-after Primary and Secondary Schools and excellent local parks, gardens and green spaces including Brockwell Park and Belair Park.

### Streatham

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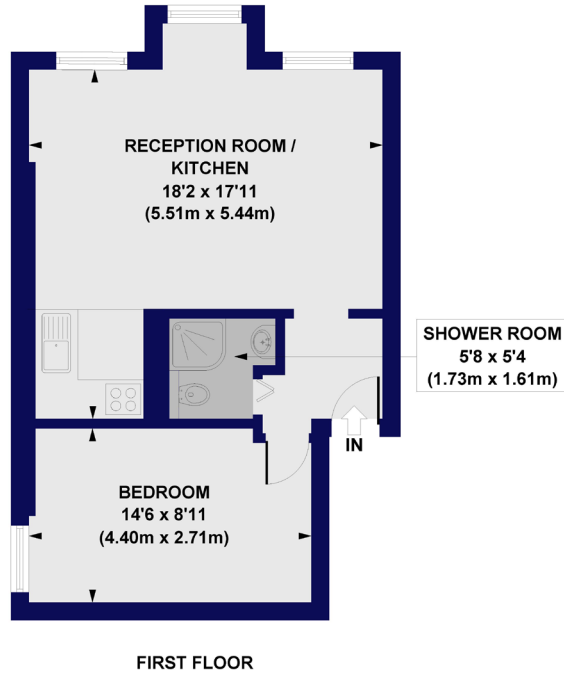








**Kingsmead Road, SW2**  
**Approx. Gross Internal Floor Area 468 sq. ft / 43.50 sq. m**



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 CP Creative. 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

## MATERIAL INFO

**Tenure:** Leasehold

**Term:** 88 year and 11 months

**Service Charge:** £100 per annum

**Ground Rent:** £ 300 Annually (subject to increase)

**Council Tax Band:**

**EPC rating:** D

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