



Kirkstall Road, SW2

£1,750,000 *Freehold*

6  2  3 

KEY FEATURES

- Six bedroom period family home
- Telford Park Conservation Area
- Three versatile reception spaces
- Two bathrooms plus shower room
- Private second floor balcony
- Mature garden with decked terrace
- Utility room and guest WC
- Moments from Streatham Hill station

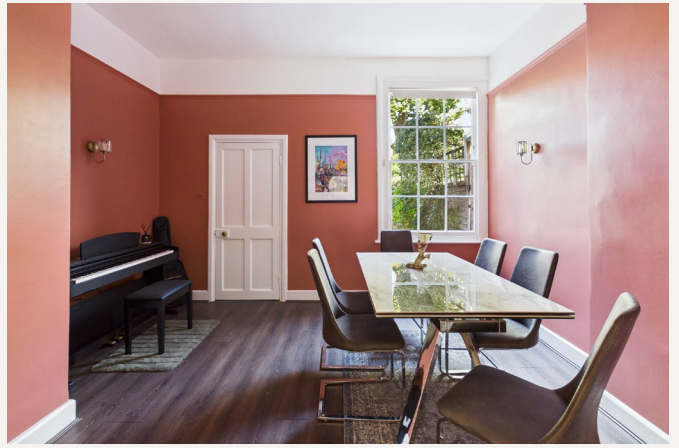
Behind a gravelled front garden and a handsome red brick façade with gabled roofline, this substantial period house offers six bedrooms arranged over three floors, with generous family living on the ground floor and a lovely mature garden to the rear. The entrance hall sets the tone straight away, with a decorative tiled floor and a painted balustrade staircase rising to the upper floors. To the front, the kitchen/dining room is a bright and sociable space, fitted with soft grey Shaker style cabinetry, a peninsula with sink, double ovens and plenty of worktop, while the bay window frames a dining area that catches the light throughout the day. At the back of the house, the reception room is a relaxed spot to unwind, with a feature fireplace flanked by built in shelving and French doors opening straight out onto the garden. Alongside, a separate dining room offers a more formal setting for entertaining and leads through to a practical utility room with a guest WC and its own door to the garden. A cellar provides useful additional storage. The first floor holds three double bedrooms, including the principal bedroom with its large bay window to the front, along with two bathrooms, one finished with a striking black and white patterned floor. On the second floor are three further bedrooms, one of which opens through French doors onto a private balcony and currently makes an inspiring home office, together with a shower room. Outside, the rear garden has been thoughtfully arranged, with a decked terrace and a paved seating area leading onto a lawn bordered by established planting and mature trees, giving a real sense of privacy and space. Kirkstall Road sits within the Telford Park Conservation Area, a development of suburban houses laid out between 1878 and 1882 by architect EJ Tarver, who ensured that no two of his Queen Anne style houses on the estate were identical. The lawn tennis club within the conservation area opened in 1880 and is the second oldest in England after Wimbledon. Streatham Hill station is around 0.3 miles away, with services to London Victoria, Clapham Junction and London Bridge, while Balham offers both the Northern line and National Rail, and Tooting Bec Common provides wide open green space close by. The cafés, restaurants and independent shops of Streatham Hill, Balham, Clapham and Brixton are all within easy reach. Families are well placed for schools too, with Streatham Wells Primary, graded Outstanding by Ofsted in 2024, Richard Atkins Primary School on New Park Road and Streatham & Clapham High School GDST all nearby.

Streatham

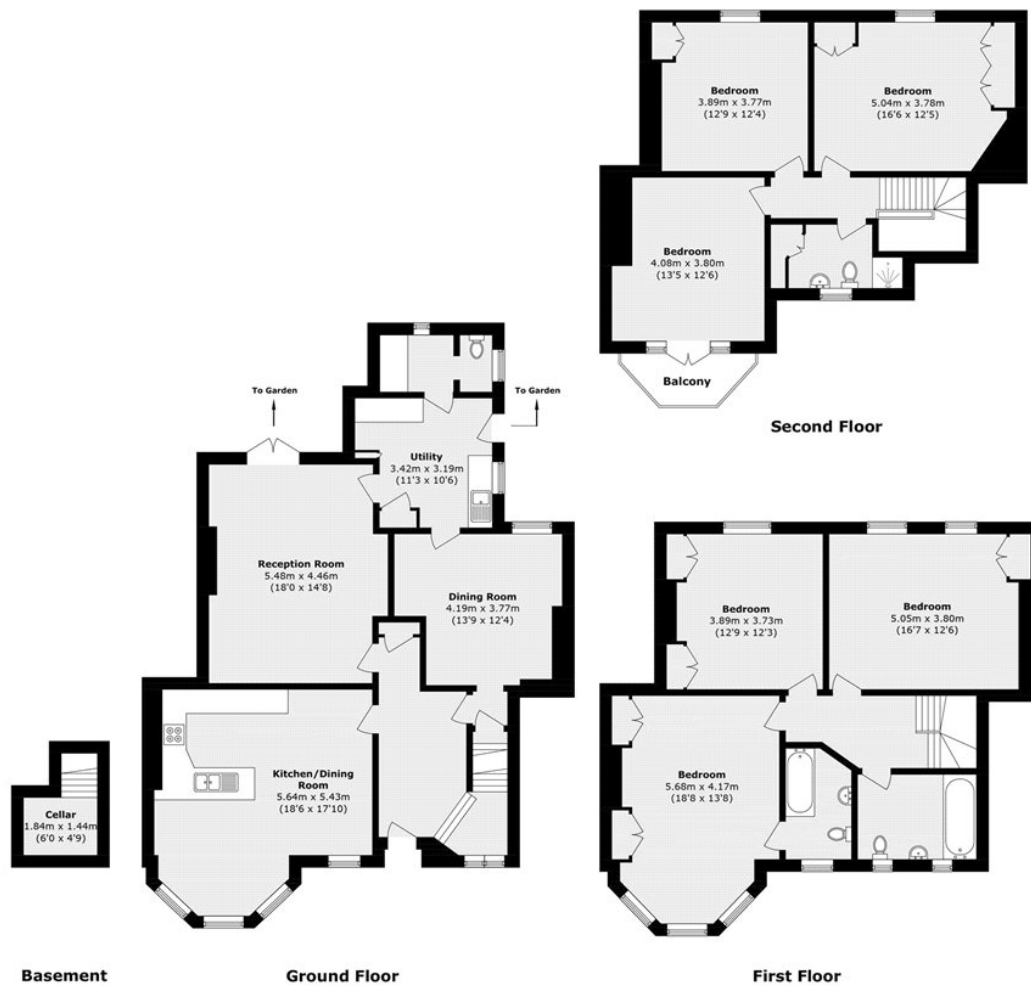
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Total area (approx.): 241.6 sq. m (2600.0 sq. ft)
(Including Cellar)
Balcony area (approx.): 3.3 sq. m (35.5 sq. ft)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Freehold
Council Tax Band: G
EPC rating: E

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