



Kirkstall Road, SW2

£725,000 *Share of Freehold*



KEY FEATURES

- Three-bedroom garden flat
- Bay-fronted principal bedroom
- Bright rear reception room
- Separate fitted kitchen
- Contemporary bathroom
- Large private rear garden
- Basement storage area
- Sought-after Telford Park location

Positioned on the ground floor of an attractive period building within the Telford Park Conservation Area, this beautifully proportioned three-bedroom garden flat offers an elegant blend of character, original period features, and natural light — complete with a larger-than-average private garden. The layout unfolds from a welcoming hallway featuring charming tiled flooring. At the front, the principal bedroom enjoys a lovely bay window and excellent proportions beneath high ceilings, creating a calm and airy retreat. Two further bedrooms offer flexibility for guests, children, or home working. To the rear, the spacious reception room is bathed in light from French doors that open directly onto the garden — a perfect setting for entertaining or relaxed evenings in. The separate kitchen, thoughtfully designed with modern cabinetry and open shelving, provides both style and functionality, with direct garden access. A smartly presented bathroom with a walk-in shower completes the interior. Outside, the private rear garden is a true highlight — far larger than typically found locally, with a mix of patio and lawn framed by mature greenery. The property also benefits from a basement storage area, ideal for bikes and seasonal items. Well maintained and offering a consistently high rental yield for an investor, this home presents a wonderful opportunity within a highly desirable conservation area. 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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