



KINGSMEAD ROAD, SW2
£350,000 LEASEHOLD

CHARMING GARDEN FLAT WITH PRIVATE DRIVE AND SUN-DRENCHED OUTDOOR SPACE

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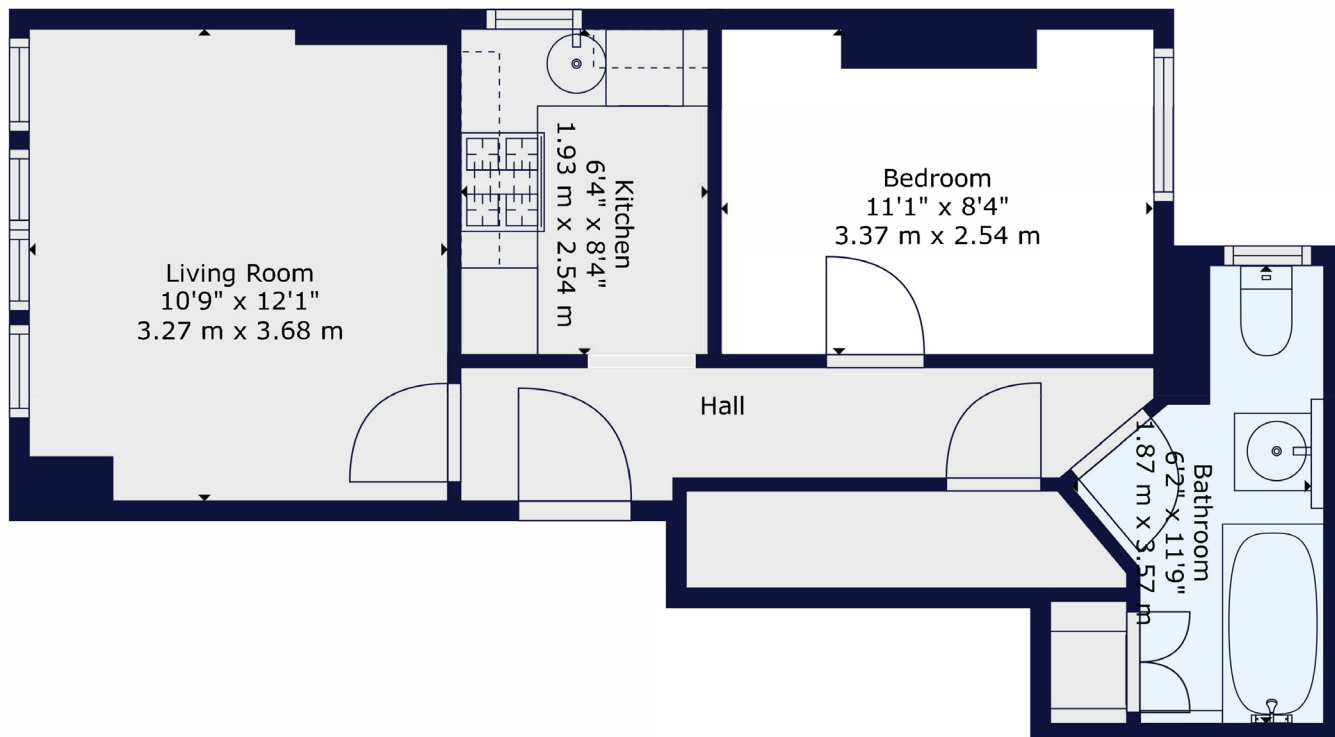


DESCRIPTION:

This beautifully presented ground floor flat offers a bright and inviting interior with generous living space and a large south-facing garden. Accessed via a shared hallway, the property opens into a spacious reception room framed by tall sash windows that flood the space with natural light. To the rear, a stylish bathroom and a well-proportioned double bedroom echo the same sense of charm, both enjoying calming outlooks and original sash windows. The separate kitchen is fully fitted with integrated appliances, including a dishwasher, and benefits from its own sash window overlooking the side return. Access to the garden is via a side path, with entry from the front of the building. The outdoor space is a real highlight: generous in size, south-facing, and shared with only one other flat. While the garden is informally divided—offering a private rear section for this flat—it is enjoyed in a relaxed, communal way, perfect for al fresco entertaining or unwinding in the sun. This peaceful enclave is ideally positioned for enjoying the best of South London life. Tulse Hill and West Norwood High Streets are within walking distance, offering a rich mix of independent cafés, yoga studios, restaurants, pubs, and the popular West Norwood Picturehouse and leisure centre. Hillside Gardens park — complete with tennis courts — sits right behind the property, and Herne Hill's beloved Brockwell Park is also close by for weekend strolls or morning runs. Transport is excellent, with Tulse Hill station just a 5-minute walk away, providing Thameslink services into the City and beyond. Multiple bus routes connect the area to Brixton's Victoria Line and central London.







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TOTAL: 435 sq. ft, 40 m²
FLOOR 1: 435 sq. ft, 40 m²

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.



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 985 year and 4 months

Ground Rent: £50 Annually (subject to increase)

Council Tax Band: B

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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