



Kingsmead Road, SW2

OIEO £300,000 *Leasehold*



KEY FEATURES

- One-bedroom ground floor flat
- Bright sash windows throughout
- South-facing shared garden with a private section allocated
- Fully fitted kitchen with dishwasher
- Close to parks and green spaces
- Excellent transport via Thameslink
- Long lease and no onward chain

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.

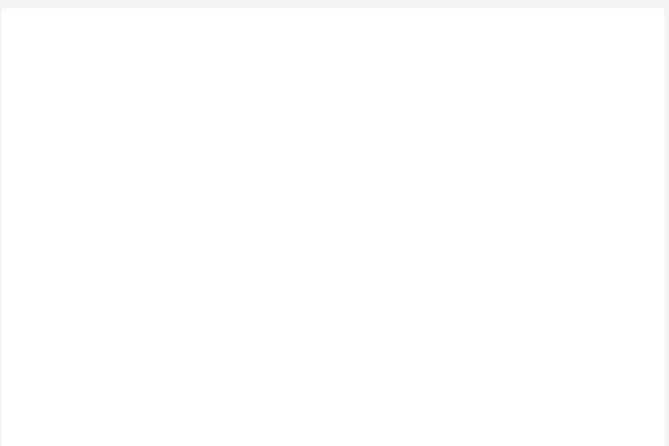
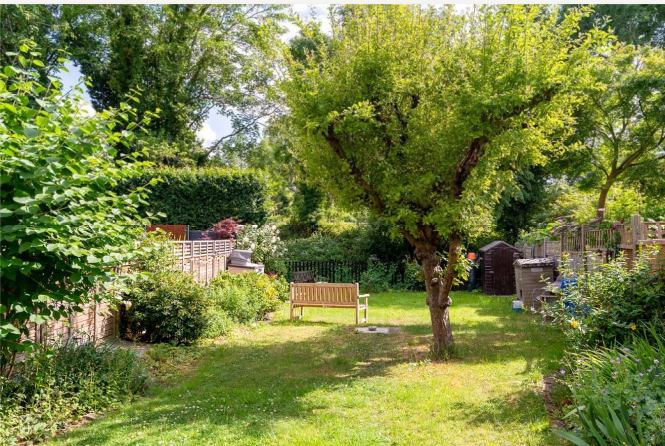
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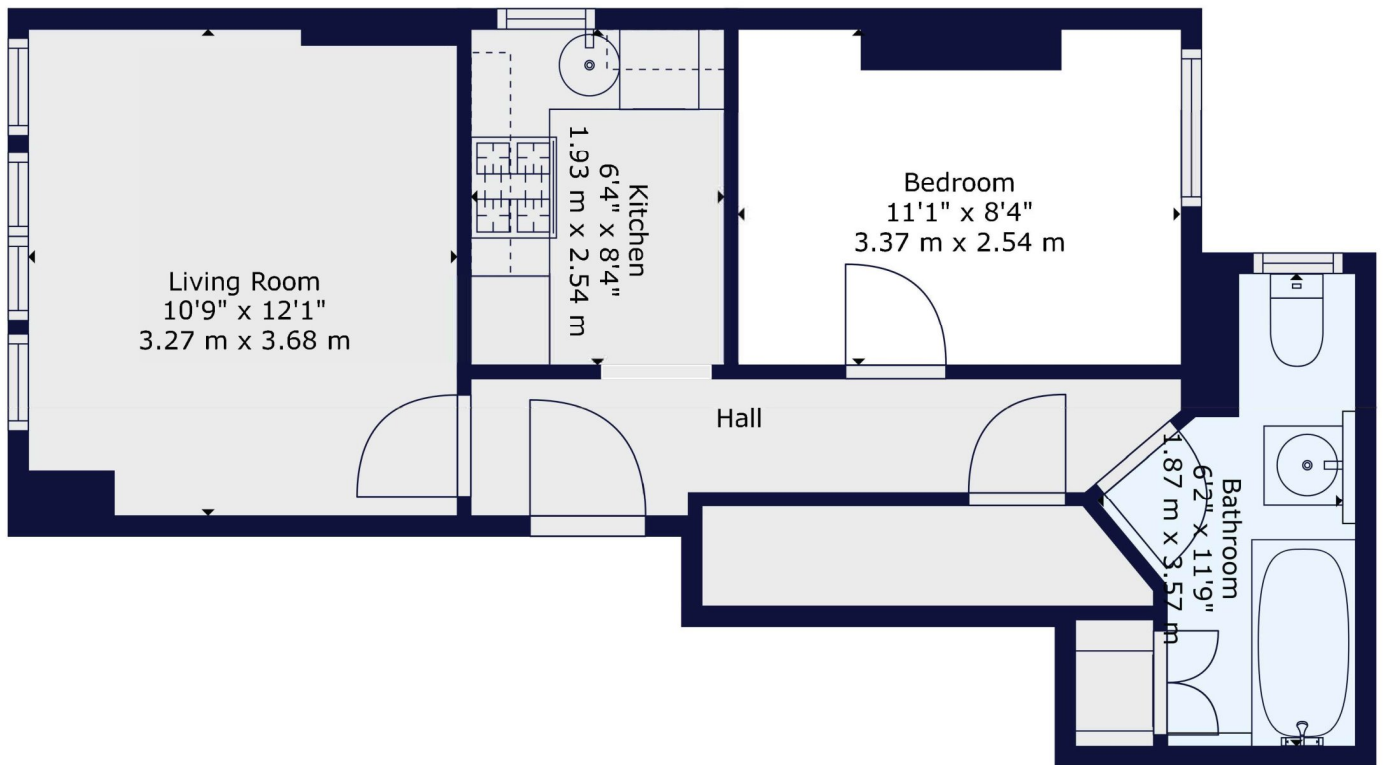
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TOTAL: 435 sq. ft, 40 m²
FLOOR 1: 435 sq. ft, 40 m²

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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		

MATERIAL INFO

Tenure: Leasehold

Term: 985 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 50 Annually (subject to increase)

Council Tax Band: B

EPC rating: D

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