



TELFORD AVENUE, SW2  
£2,500,000 FREEHOLD

## A SUBSTANTIAL FAMILY HOME IN THE HEART OF THE TELFORD PARK CONSERVATION AREA

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#### DESCRIPTION:

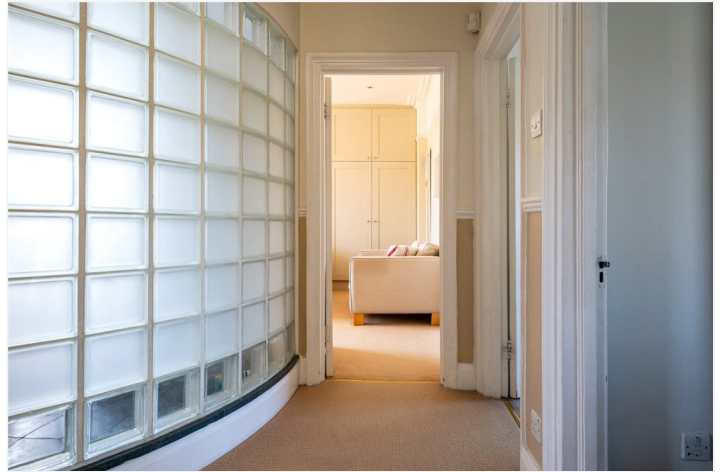
This substantial family home is situated on a tree-lined street in the heart of the Telford Park Conservation Area, just moments from Streatham Hill and within walking distance of Balham. Telford Avenue is a highly sought-after location popular with families, thanks to its charming period properties, strong community feel, and proximity to excellent local schools, including sought-after primaries.

The property itself offers a rare opportunity to secure a handsome and sizeable freehold home with generous proportions across three floors. With off-street parking to the front, and side access leading to a beautifully landscaped rear garden, this house effortlessly combines grandeur with practicality. Internally, the home spans almost 3,000 sq ft and has been lovingly maintained, blending original features with tasteful modern updates. The ground floor welcomes you with a wide entrance hall and two elegant reception rooms, both with tall ceilings and period details. The rear of the house is dedicated to a bright and spacious kitchen/dining room which opens onto the garden, creating an ideal entertaining space. Upstairs, there are five well-proportioned bedrooms arranged across two floors, offering flexibility for guest rooms, home offices or growing families. The principal bedroom benefits from extensive built-in wardrobes, and two stylish family bathrooms serve the upper levels.

This peaceful residential neighbourhood also enjoys close proximity to the Telford Park Lawn Tennis Club — a private members club just around the corner on Killieser Avenue — which offers social and competitive tennis all year round. For leisure and weekend enjoyment, Tooting Bec Common and its famous lido are also within walking distance. A refined yet inviting lifestyle offering in one of south west London's most admired enclaves.











**TOTAL: 2950 sq. ft, 274.1 m<sup>2</sup>**

BELOW GROUND: 1266 sq. ft, 118 m<sup>2</sup>, FIRST FLOOR: 851 sq. ft, 79 m<sup>2</sup>, SECOND FLOOR: 709 sq. ft, 66 m<sup>2</sup>  
 EXCLUDED AREAS: SHED: 56 sq. ft, 5 m<sup>2</sup>, PORCH: 22 sq. ft, 2 m<sup>2</sup>, PATIO: 1161 sq. ft, 108 m<sup>2</sup>,  
 GARDEN: 1284 sq. ft, 119 m<sup>2</sup>, DECK: 307 sq. ft, 29 m<sup>2</sup>

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.



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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.

**Tenure:** Freehold

**Council Tax Band:** G

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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