



Kirkstall Road, SW2

£425,000 *Share of Freehold*



KEY FEATURES

- One double bedroom
- Bright reception room
- Spacious kitchen with dining area
- Private balcony
- Period detailing throughout
- Smart bathroom
- Excellent natural light
- Prime Telford Park location

Set on the top floor of an attractive period building within the Telford Park Conservation Area, this bright and well-proportioned one-bedroom flat combines character, original period features, and an abundance of natural daylight in a peaceful residential setting.

A welcoming landing leads into a spacious reception room with tall sash windows, high ceilings, and period detailing, offering space for both lounging and dining. The adjoining kitchen is generously sized, providing ample worktop space, storage, and room for a dining table, with French doors opening onto a private balcony — perfect for morning coffee or quiet evenings outdoors.

The double bedroom sits peacefully to the rear, complemented by a neatly finished bathroom and useful built-in storage. A large loft,

accessed internally, offers excellent potential for conversion STPP: or can serve as a substantial storage area.

Well maintained and offering a consistently high rental yield for an investor, this charming flat represents an ideal home for first-time buyers or those seeking a calm retreat in one of South London's most desirable enclaves.

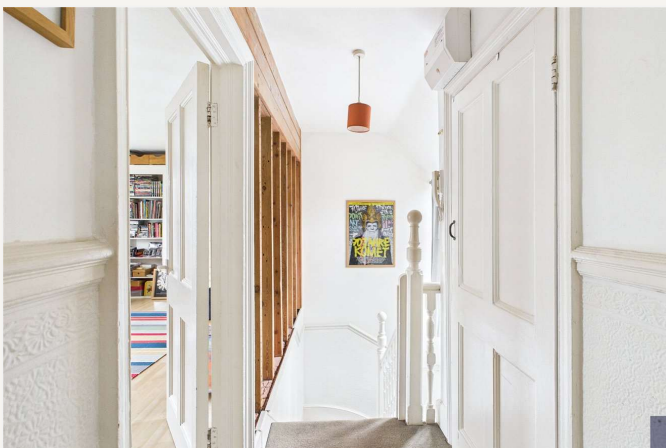
Kirkstall Road is a quiet, tree-lined street in the Telford Park Conservation Area, known for its period homes, private members' tennis club, and strong community feel. The area enjoys excellent links to Clapham, Balham, Brixton, and Streatham Hill, offering a wide range of cafés, restaurants, and independent 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.

Streatham

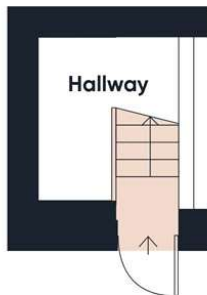
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Approximate total area⁽¹⁾

56.1 m²
604 ft²

Reduced headroom

0.2 m²
3 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Share of Freehold

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: D

EPC rating: D

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