



Kirkstall Road, SW2

£1,750,000 *Freehold*

4/5  2/3  2 

### KEY FEATURES

- Semi-detached Victorian House
- Modern extension
- Large hallway/lobby
- Open-plan kitchen
- Dining room
- 55ft. patio garden
- 4 double bedrooms
- 2 bathrooms
- Basement storage
- Abbeville and Balham

We are delighted to present this gem of a Victorian house for sale on Kirkstall Road. Spanning three floors with a spacious ground floor modern extension, the property is well-connected to local transport, schools, tennis club, and nearby amenities. The property features a large hallway/lobby, a downstairs WC, front reception, and a rear reception open-plan with a stunning kitchen. The kitchen boasts an island/breakfast unit, ample wall and base units, and high-quality integrated appliances, including a Rangemaster cooker. A dining room seamlessly connects to this space, providing direct access to the 55ft. patio garden- ideal for in/out summer entertaining. The first and second floors house four double bedrooms and two bathrooms, all in excellent decorative order. Retaining many original period features, the house has been extended and beautifully refurbished by the present owners, resulting in a well-laid-out and surprisingly spacious family home with meticulous attention to detail. Additionally, the property includes a basement for extra storage space.

Situated in the conservation area of Telford Park, this residential neighbourhood off Streatham Hill is particularly popular with families. The local tennis club, charming period properties, and access to excellent nearby schools enhance its appeal. Abbeville "Village" and Balham, with their diverse range of shops, cafes, and restaurants, are just a short walk away.

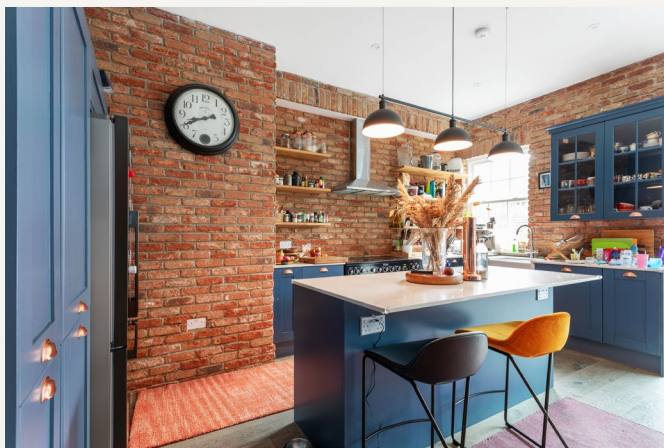
**Streatham**

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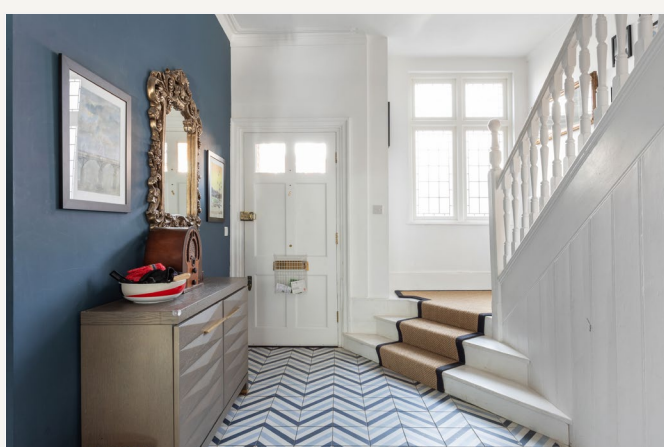
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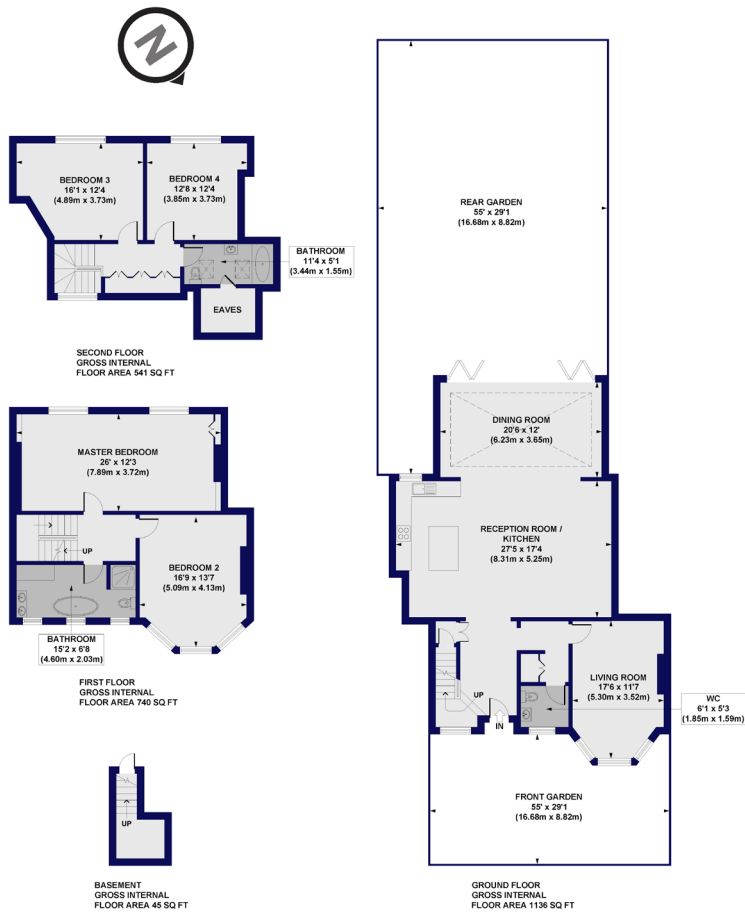






# Kirkstall Road, SW2

Approx. Gross Internal Floor Area 2462 sq. ft / 228.76 sq. m (Including Eaves)  
Approx. Gross Internal Floor Area 2420 sq. ft / 224.83 sq. m (Excluding Eaves)



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

## MATERIAL INFO

Tenure: Freehold  
Council Tax Band: G  
EPC rating: D

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