



**Kirkstall Gardens, SW2**

**£1,100,000** *Freehold*

4 1 2

A beautifully upgraded and exceptionally well-appointed four-bedroom family home, set on one of Telford Park's most popular residential streets, moments from Tooting Bec Common and the private residents' gardens of Kirkstall Gardens. The ground floor is the heart of the home, designed for modern family living and entertaining, with a bright and spacious open-plan kitchen/living area. The kitchen is fitted with sleek cabinetry, quality integrated appliances, and clever additions such as a boiling water tap and integrated waste disposal, while skylights and large rear glazing flood the space with natural light. There is a seamless flow out to the landscaped rear garden, which has been designed to be low-maintenance and high impact, with integrated lighting, external power points, and a smart, social layout ideal for summer gatherings. To the front, the home also benefits from a more formal reception space, featuring engineered oak flooring, a striking gas fireplace with remote control, and a designer Cordivari radiator, bringing warmth and character to the room. Throughout the ground floor, comfort and efficiency are elevated further by smart-controlled underfloor heating, along with a premium Rako lighting system, recessed LED ceiling lighting, and in-ceiling speaker wiring. Upstairs, the property offers four well-proportioned bedrooms arranged over two floors, including an impressive top-floor suite with air conditioning, eaves storage, and a luxury bathroom featuring underfloor heating, high-end finishes, and a premium shower system. The remaining bedrooms are served by excellent bathroom facilities, including a jacuzzi bath and rainfall shower systems, giving the home a true "turn-key" feel.

What truly sets this property apart is the extensive smart-home infrastructure and professional-grade wiring throughout, including Cat 5 and Cat 6 cabling to all bedrooms and the ground floor, central communications switching, interlinked alarm systems, motion-sensor staircase lighting, remote-controlled skylight blinds, and integrated audio wiring - all carefully considered upgrades for buyers who value convenience, comfort, and future-proofed living.

Kirkstall Gardens 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.

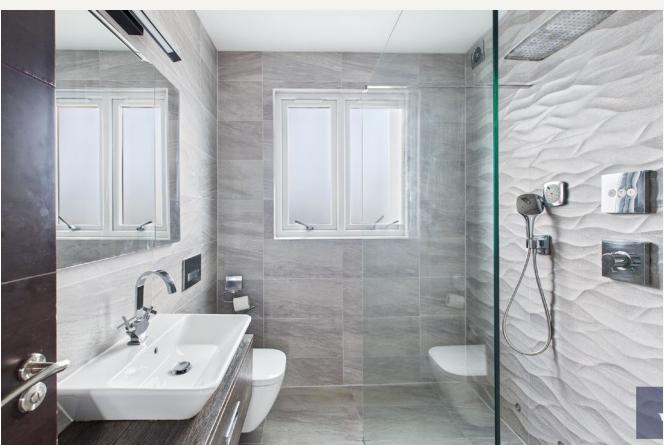
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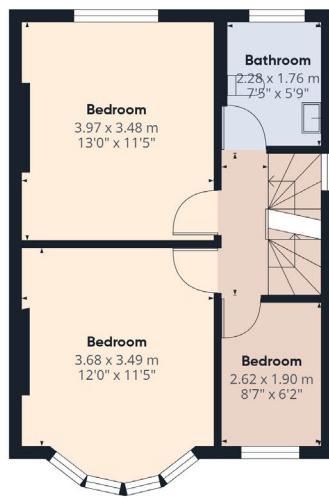




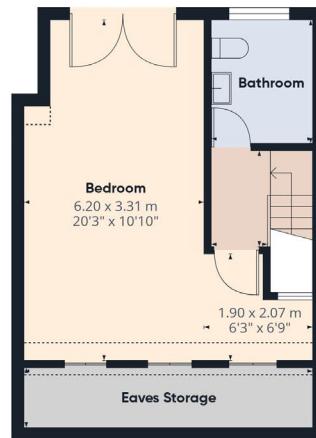
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Ground Floor



First Floor



Second Floor

Approximate total area<sup>(1)</sup>120.5 m<sup>2</sup>  
1298 ft<sup>2</sup>Reduced headroom  
7.1 m<sup>2</sup>  
76 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ftCalculations reference the RICS IPMS  
3C standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

GIRAFFE360



## MATERIAL INFO

**Tenure:** Freehold

**Council Tax Band:** E

**EPC rating:** To be confirmed

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