



## Kirkstall Gardens, SW2

£1,000,000 *Freehold*



### KEY FEATURES

- Four bedrooms
- Two bathrooms
- Open-plan kitchen/living
- Landscaped rear garden
- Smart home system throughout
- Underfloor heating (GF)
- Private residents' gardens nearby
- Telford Park Conservation Area

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

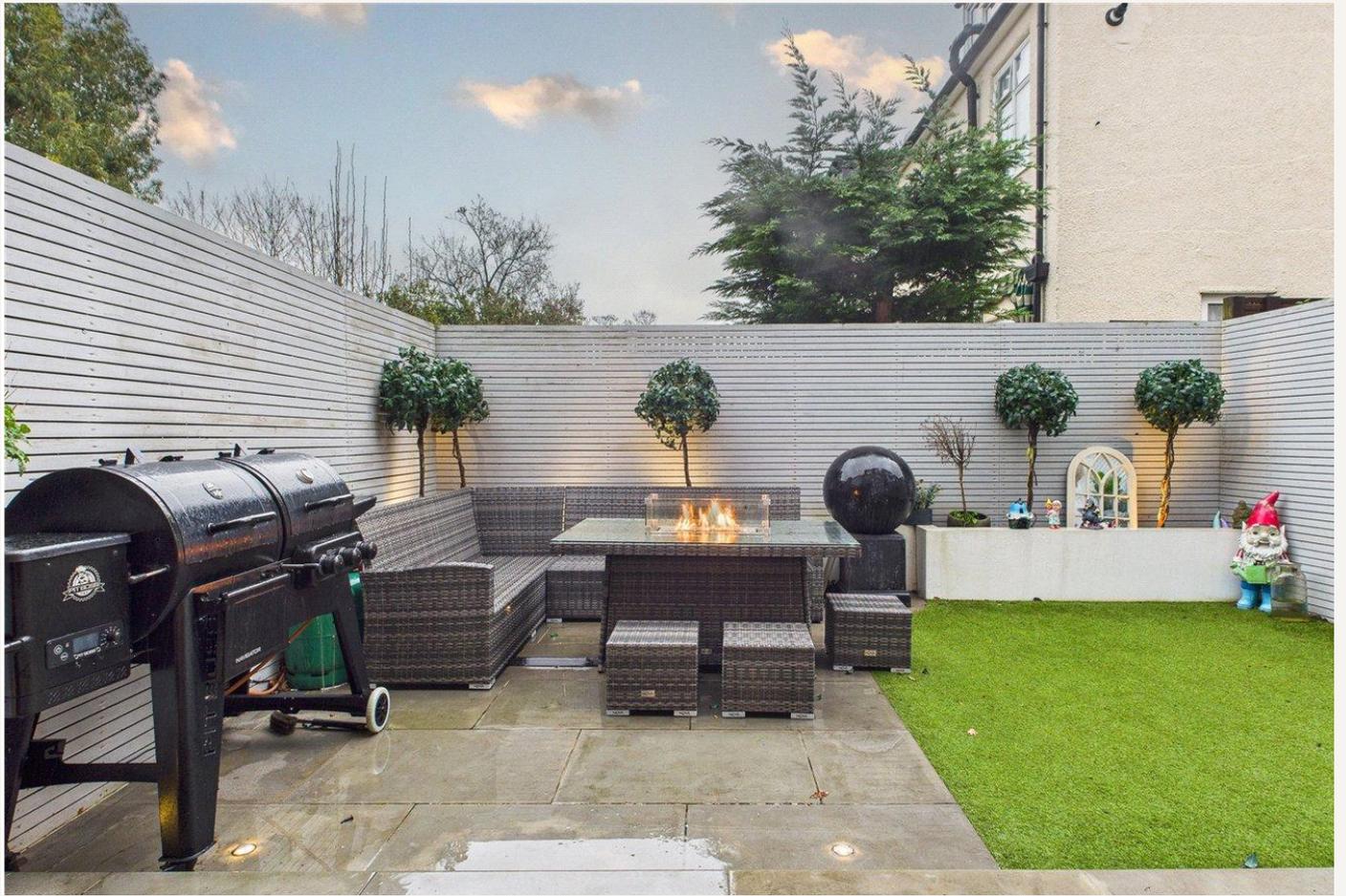
to the landscaped rear garden, which has been designed to be low-maintenance and high impact, with integrated lighting, external power points, and a smart, social layout ideal for summer gatherings.

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.

### Streatham

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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 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		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

## MATERIAL INFO

**Tenure:** Freehold

**Term:** 0 year and 0 months

**Service Charge:** £0 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:** E

**EPC rating:** D

**Streatham**

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