



**Kirkstall Road, SW2**

**£575,000 Share of Freehold**

2 1 1

#### KEY FEATURES

- Two double bedrooms
- Bright reception room
- Separate kitchen
- Spacious hallway
- Sash windows throughout
- Excellent natural light
- Prime Telford Park location
- Period building

Set on the first floor of an elegant Victorian building within the Telford Park Conservation Area, this beautifully presented two-bedroom flat combines generous proportions, original period features, and an abundance of natural daylight throughout. A welcoming hallway leads into a bright and spacious reception room, where a large bay window frames views of the tree-lined street. High ceilings, decorative cornicing, and a feature fireplace lend the space classic charm and character. The separate kitchen is well arranged, offering good storage, practical worktop space, and room for dining. Both bedrooms are comfortable doubles - one particularly large - each filled with light and calm. The principal bedroom sits quietly to the rear, while the second double offers flexibility as a guest room or home office. A neatly finished bathroom with a full-size bath and overhead shower completes the layout. The property has been well maintained and offers a consistently high rental yield for an investor, making it a strong choice for both homeowners and investors seeking timeless character in a prime South London location.

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.

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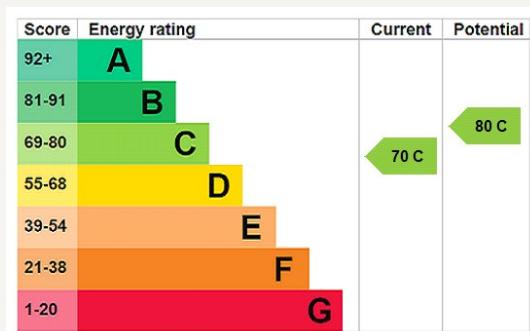
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## MATERIAL INFO

**Tenure:** Share of Freehold

**Council Tax Band:** D

**EPC rating:** C

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