



Kirkstall Road, SW2

£425,000 *Share of Freehold*

1 1 1

### KEY FEATURES

- Spacious top-floor conversion
- Large double bedroom with fitted storage
- Bright living room with feature fireplace
- Separate kitchen with dining space
- Well-presented bathroom
- High ceilings and sash windows
- Useful storage cupboard
- Located in the Telford Park Conservation Area

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

A central landing opens into a generous living room with high ceilings, a feature fireplace, and a large sash window, creating a calm and comfortable space filled with warmth and charm. The separate kitchen sits just off the hallway and provides good storage, ample worktop space, and room for dining.

The double bedroom is particularly spacious, complete with fitted wardrobes and pleasant natural light, while the bathroom is neatly presented with a full-sized bath and overhead shower. A large roof space off the hallway offers excellent potential (STPP) to be converted into a bathroom, while the main loft provides substantial further potential for conversion into bedrooms or a large storage area.

Set within a handsome red-brick Victorian conversion, the property is well maintained and offers a consistently high rental yield for an investor, making it an ideal first home or buy-to-let opportunity in one of South London's most desirable conservation areas.

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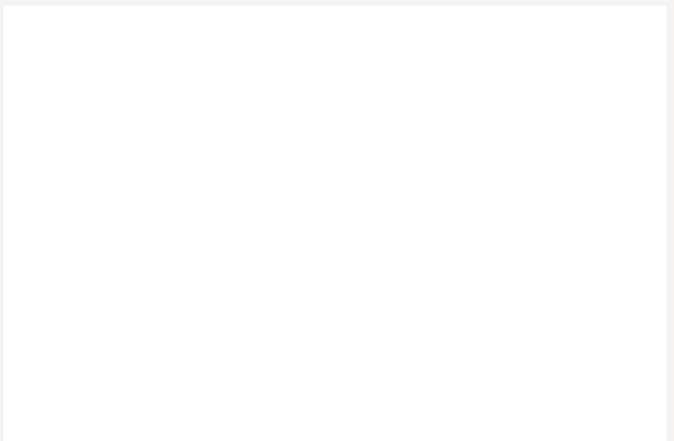
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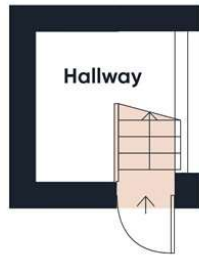
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Approximate total area<sup>m</sup>

57.2 m<sup>2</sup>

616 ft<sup>2</sup>

Reduced headroom

2.8 m<sup>2</sup>

30 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		
69-80	C	72 C	81 B
55-68	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:** C

**EPC rating:** C

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