



Kirkstall Road, SW2

£400,000 *Share of Freehold*



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.

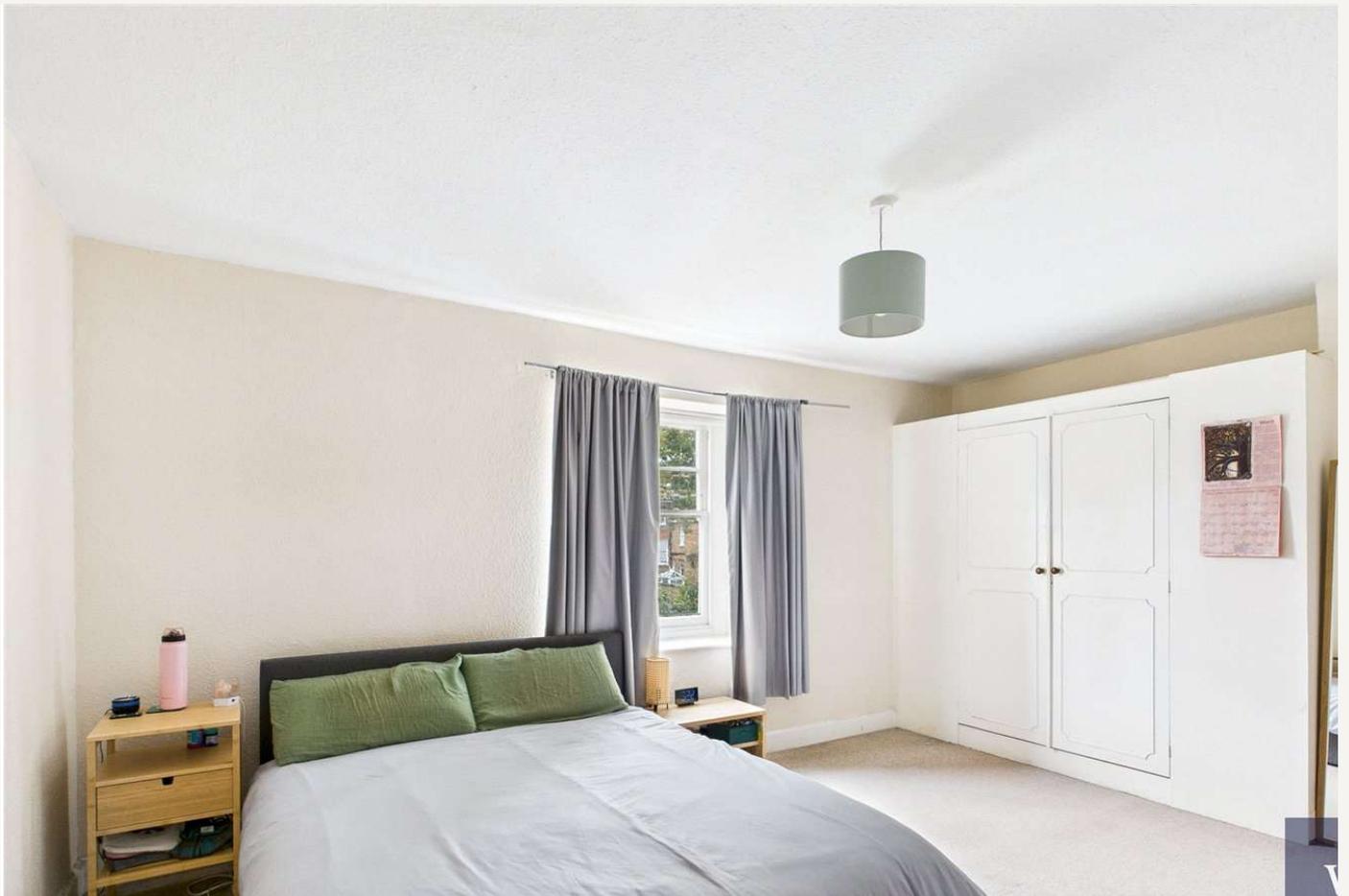
Kirkstall Road is a quiet, tree-lined street in the Telford Park Conservation Area, known for its period homes, private members' tennis club, and strong community feel. The area enjoys excellent links to Clapham, Balham, Brixton, and Streatham Hill, offering a wide range of cafés, restaurants, and independent shops. Balham (Northern Line and National Rail) and Streatham Hill stations provide fast routes into the City and West End, while

Streatham

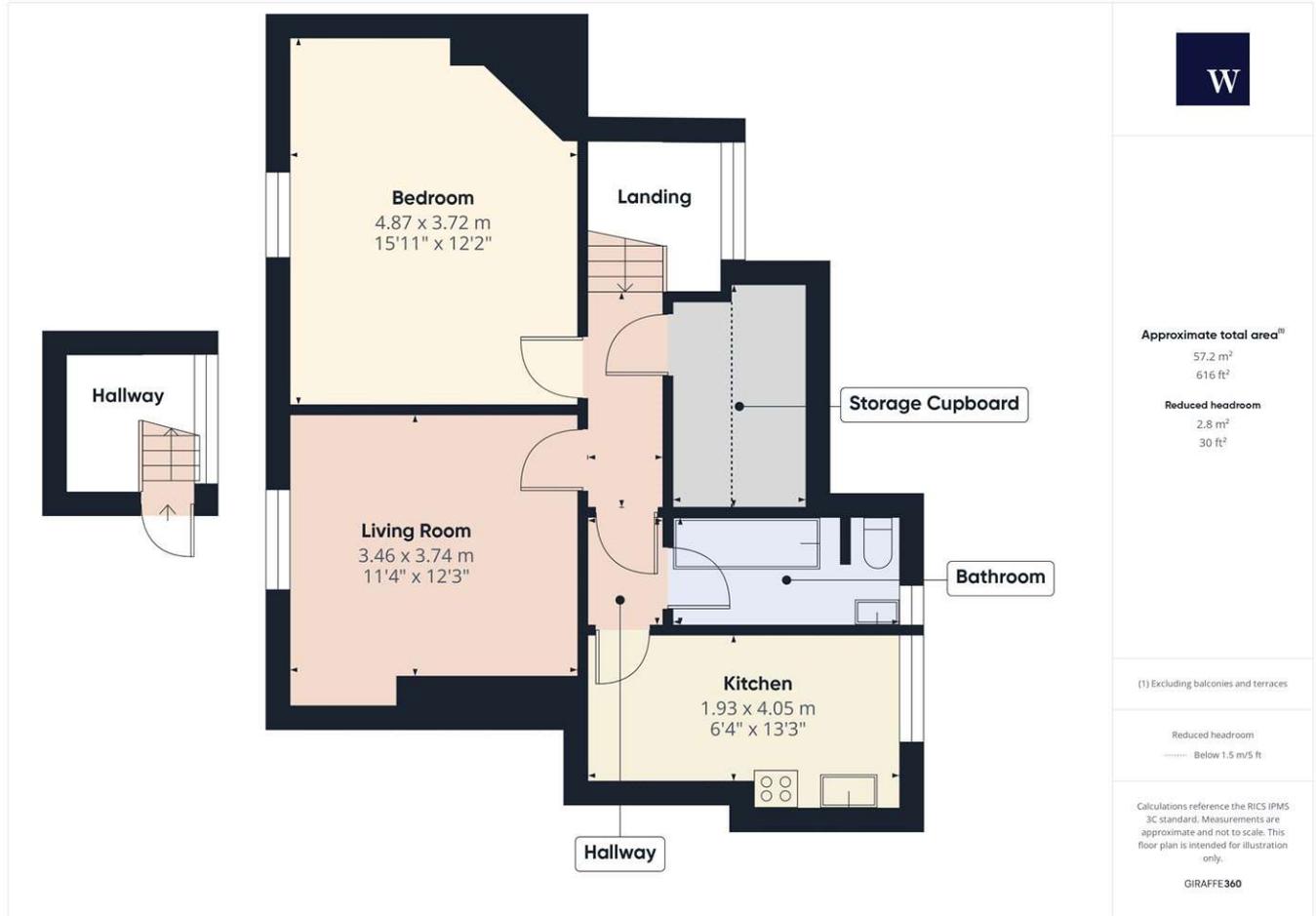
020 8769 6699 | streatham@winkworth.co.uk

Winkworth

for every step...







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
Council Tax Band: C
EPC rating: C

Streatham

020 8769 6699 | streatham@winkworth.co.uk



for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.