

KIRKSTALL ROAD | LONDON SW2



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Kirkstall Road is a popular road on a predominately residential area known as the Telford Park Estate, which boasts an active residents' association that centres itself on the Telford Park Lawn Tennis Club. It is ideally placed for the many good shops, wine bars and restaurants in Streatham and Balham. The area is well served by excellent private and state primary schools which are all nearby. There are excellent transport connections from Streatham Hill overground station providing trains to London Bridge, Clapham Junction and Victoria. Balham underground and overground are also within easy reach. There are multiple bus routes serving the area, including the 137 to Sloane Square and Oxford Street.



Stylishly presented semi-detached five bedroom house with a pretty front garden set back from the road.

This stylishly restored home oozes contemporary charm and industrial chic. The wide hallway opens to the large kitchen/breakfast area with a generous central island housing a hand hammered copper sink and integrated dishwasher. The Sebastian Cox designed kitchen by DeVOL has a wide range of wooden units including a larder style cupboard. The look is finished with engineered dark smoked wood throughout and Shoreditch style pendant lights over the island. The kitchen leads through to the formal reception room which is divided by Crittal doors hence offering flexible living space. To the rear of the kitchen the floor to ceiling sliding doors open to the landscaped south facing garden.

The garden has been beautifully set out and planted with a stylish decked dining area covered with a permanent wooden canopy. The garden includes an integrated kitchen (the ceramic Kamado barbeque is available to buy separately). There is also a shed and the garden is spacious enough to house a large trampoline.

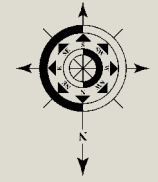
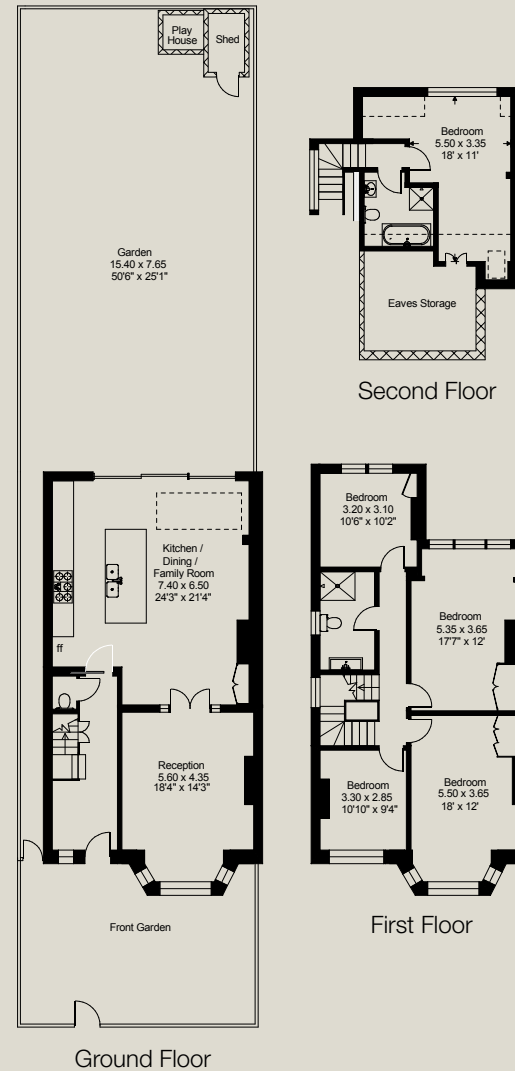
On the first floor there are 4 double bedrooms and a large family bathroom.

The second floor completes the accommodation with one further double bedroom an en suite bathroom and ample eaves storage.

Accommodation

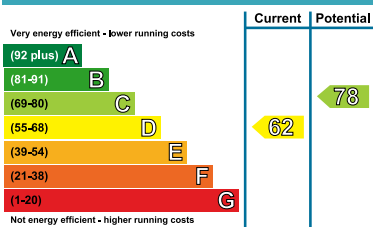
Reception room ♦ Kitchen/dining/family room ♦ 5 double bedrooms ♦ 2 bathrooms ♦ 50' south west facing garden ♦ EPC=D





Gross Internal Area (Approx.)
186.3 Sq M - 2,006 Sq Ft

Energy Efficiency Rating



Viewing: Strictly by appointment with Savills.

Important notice

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