



# A sensational semi-detached five bedroom home in the 'Telford Park Estate'.

Kirkstall Road, London, SW2

£2,000,000 Freehold

savills



Located in the 'Telford Park' conservation area •  
 Features a wonderful reception room with high ceilings and large bay windows • Ideally placed for the local shops, wine bars and restaurants •  
 Excellent transport links into the City • Large five double bedrooms

#### Local Information

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.

#### About this property

This beautifully extended five bedroom house offers a wealth of living space for a growing family. It is set back from the road with a front garden.

To the right of the grand hallway is a reception room featuring large windows overlooking the

garden. There is a further formal reception room with high ceilings, a traditional fireplace and large bay windows which offer plenty of light. The hallway leads on to a dining room and the fully equipped kitchen. There is also a utility room and a cloakroom to the rear of the kitchen and direct access into the incredible and spacious garden.

On the first floor there is a large double bedroom which overlooks the front of the house and features an en suite shower room. There is an additional double bedroom with fitted cupboards and a spacious family bathroom. The second floor completes the accommodation with three double bedrooms, one of which has access on to the balcony and a family bathroom.

#### Tenure

Freehold

#### Local Authority

Lambeth Council

#### Energy Performance

EPC Rating = E

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Clapham Office.  
 Telephone: +44 (0) 20 8673 4111.



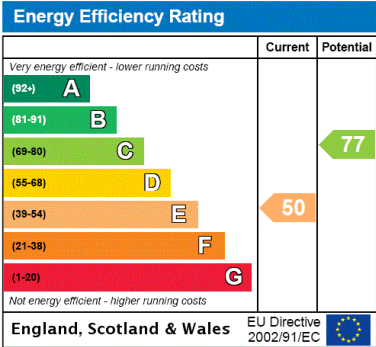






Kirkstall Road, London, SW2  
Gross Internal Area 2736 sq ft, 254.2 m²

Kirkstall Road, SW2  
Gross internal area (approx.):  
254.1 sq.m. (2736 sq.ft.)  
For identification purposes only. Not to scale.  
Floorplanners ©



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