Kingsmead Road, London

SW2

HAMPTONS INTERNATIONAL

Beyond your expectations

Double fronted detached family home in outstanding condition.

Hamptons International
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www.hamptons.co.uk

Detached double fronted house | Large kitchen/dining room | Two living rooms | Utility room | Pantry | Five bedrooms | Study | Garden | Off street parking | 3156 sq ft

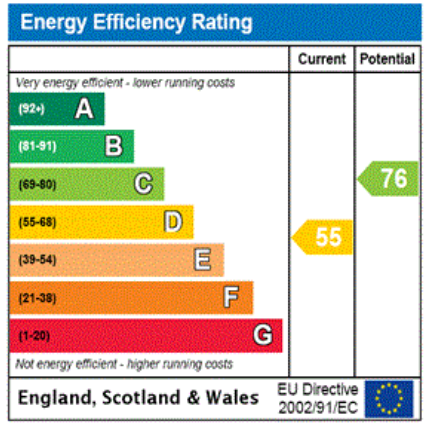
Asking Price £1,900,000 Freehold

Description

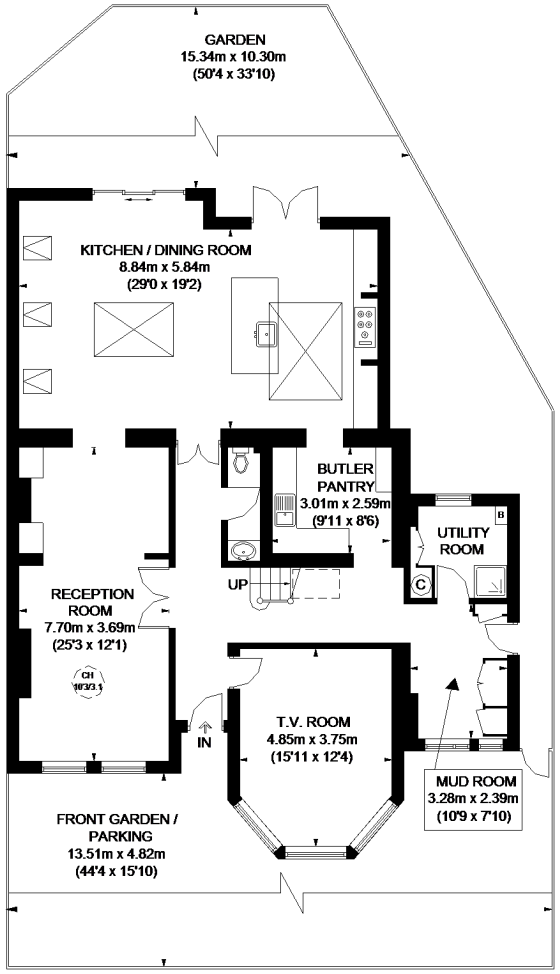
An absolutely breathtaking double fronted house that has been majestically refurbished to a stunning standard by the current owners. Measuring well over 3,000 sq ft, this detached house has two grand living rooms either side of the entrance hall, one a cosy sitting room and the other a formal drawing room. The kitchen/dining room sits at the back of the house overlooking the garden and spans the entire width of the building providing an excellent entertaining area. There are stone floors, a wonderful breakfast bar with Carrera marble worktops and plenty of integrated appliances including two large wine fridges. A very useful butler pantry sits just off the kitchen and leads into a utility room and out into the secure side return. Upstairs there are five bedrooms, two family bathrooms and an office. One of the bedrooms is the luxurious master suite as it has "his and hers" walk in wardrobes and an en-suite shower room. At the front the property there is off street parking for two cars whilst at the back the landscaped garden has been designed with families in mind as there is a tiled terrace straight off the kitchen and to the rear laid to lawn.

Location

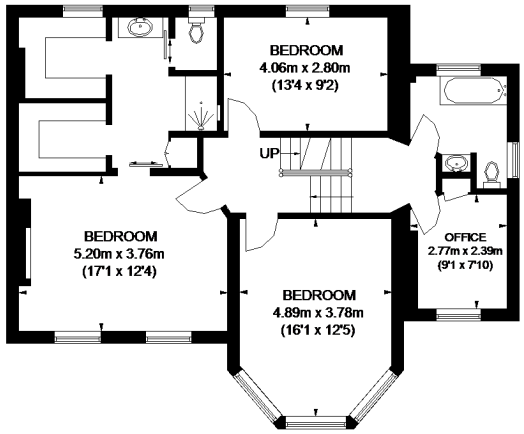
Kingsmead Road is located on the borders of Streatham Hill and Tulse Hill. Only 0.2 miles away is Hillside Gardens that has a playground, tennis courts and dog walking space. The house is ideally placed for access to all the excellent Dulwich Schools. Tulse Hill station (to London Bridge, Blackfriars & Gatwick) is 0.4 miles away and Streatham Hill (to Victoria) is 0.8 miles away.



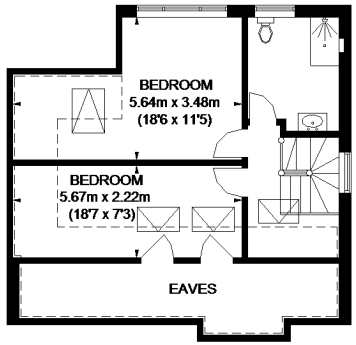
KINGSMEAD ROAD



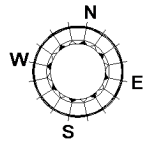
GROUND FLOOR



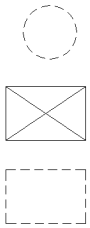
FIRST FLOOR



SECOND FLOOR



APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING REDUCED HEADROOM)
GROUND FLOOR = 1533 SQ. FT. (142.4 SQ. M.)
FIRST FLOOR = 1006 SQ. FT. (93.5 SQ. M.)
SECOND FLOOR = 344 SQ. FT. (32.0 SQ. M.)
REDUCED HEADROOM
273 SQ. FT. (25.4 SQ. M.)
TOTAL = 3156 SQ. FT. (293.3 SQ. M.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Countrywide / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID409748)

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

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