



Kingsmead Road, SW2  
£1,500,000

0208 702 9888  
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# In general

- Stunning family home
- Bright and airy throughout
- Fully extended by current owners
- Exceptionally presented
- Five bedrooms
- Two bathrooms
- Off street parking
- Semi-detached
- Ideal location
- Ready to move into

# In detail

A stunning five bedroom, semi-detached family home, with off-street parking, located on the quiet and popular Kingsmead Road, now available to purchase.

This property has been fully extended and refurbished by the current owners during their period of ownership and exudes a sense of spaciousness and tranquillity, thanks to its abundant natural light and well-thought-out layout. On the ground floor, you'll find a living room and office on either side of the hallway, along with a convenient downstairs WC and utility room. The open-plan kitchen, living, and dining area is a highlight, boasting skylights and bifold doors that seamlessly connect it to the peaceful garden outside, complete with a charming patio and lawn.

Upstairs, the first floor accommodates three bedrooms and a family bathroom with dual sinks, while the top floor features two additional bedrooms, including a master bedroom with a Juliette balcony, a well-appointed bathroom, and a walk-in wardrobe. The property also benefits from an abundance of storage space as well as off street parking for two cars comfortably.

Kingsmead Road is a quiet, family-oriented street with an annual street party, with easy access to Hillside Gardens playground and tennis courts. The location also offers into the City and West End from nearby Tulse Hill station (0.4 miles) and Streatham Hill station (0.7 miles) for regular services into London Bridge, London Victoria, Blackfriars and St Pancras. There are also strong bus connections into the neighbouring Brixton, Herne Hill and Dulwich. There are a host of local amenities as well as sought-after Primary and Secondary Schools and excellent local parks, gardens and green spaces including Brockwell Park and Belair Park.

EPC: D | Council Tax Band: E



# Floorplan

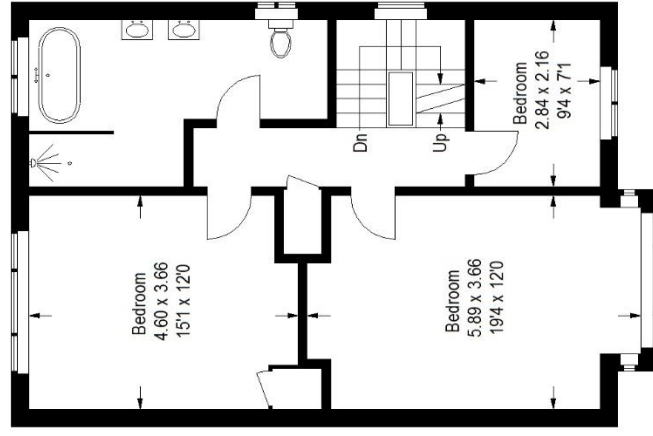
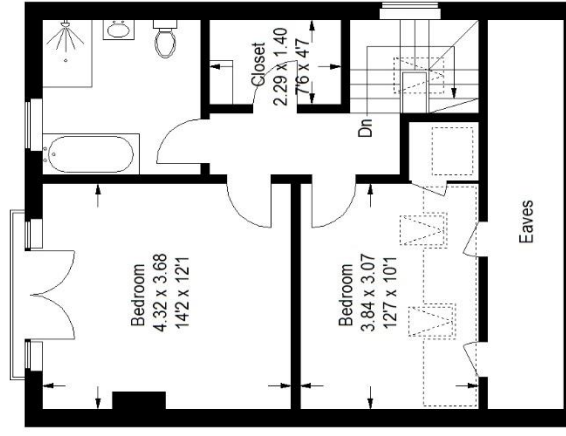
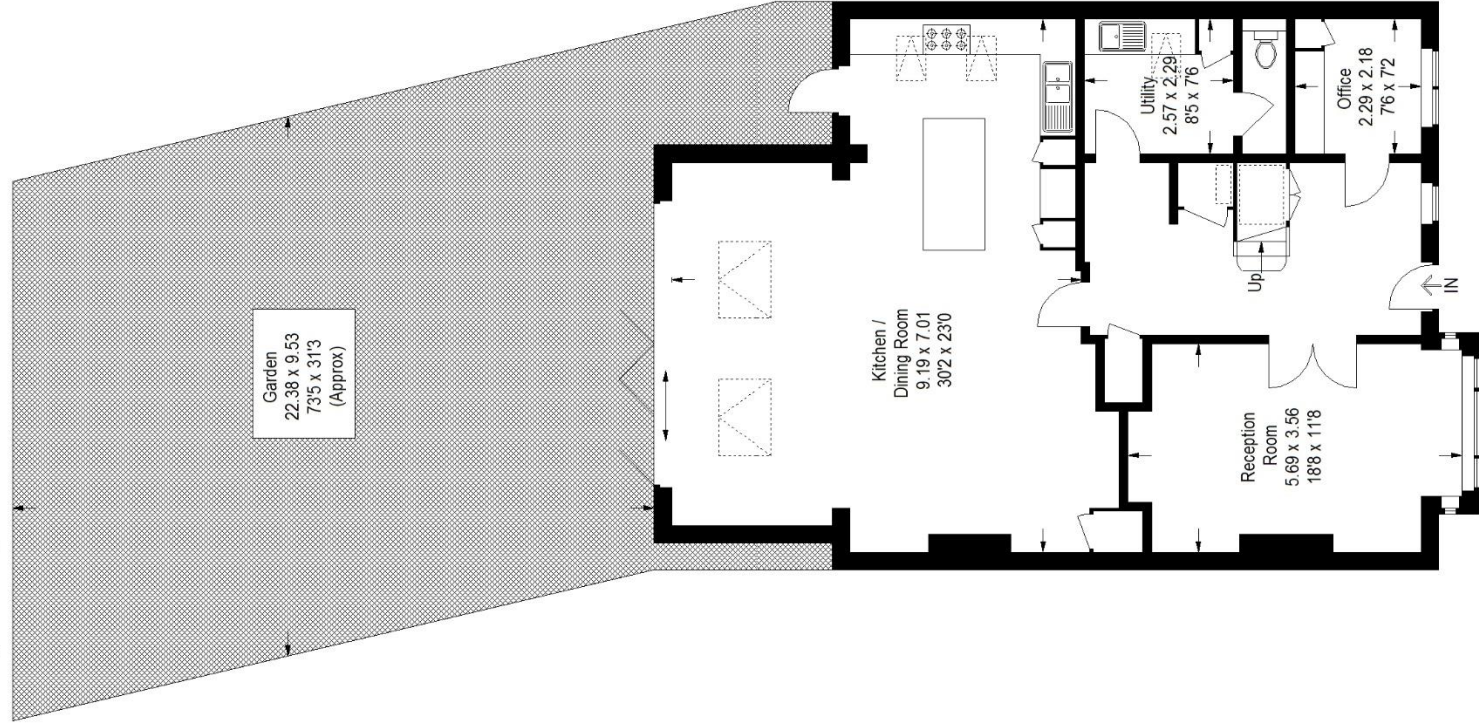
## Kingsmead Road, SW2

Approximate Gross Internal Area  
(Excluding Eaves)

227.2 sq m / 2446 sq ft



⋮ = Reduced headroom  
below 1.5 m / 5'0"



### Ground Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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