



Kingsmead Road, SW2 | £1,600,000

02087029888

westnorwood@pedderproperty.com

pedder
We live local



In General

- Fully extended and meticulously renovated in 2022
- Five spacious bedrooms and three luxurious bathrooms
- Expansive open-plan kitchen, dining, and living space
- Bespoke carpentry in the reception room and a hidden TV in the kitchen
- High-end details throughout
- 'Smart' features throughout the house
- Off street parking
- Excellent transport links
- Close to West Norwood and Herne Hill's independent cafés, restaurants, and shops.
- Stunning blend of modern luxury, smart technology, and everyday convenience.

In Detail

An exquisite five-bedroom, three-bathroom family home on Kingsmead Road, SW2, beautifully extended and fully renovated to a high standard in 2022. This property blends contemporary luxury with smart home technology, bespoke finishes, and top-tier craftsmanship now available to purchase.

The spacious entrance hallway leads to a separate reception room with custom carpentry concealing the TV, a convenient downstairs WC, and a stunning open-plan kitchen, dining, and living area. Flooded with natural light from panoramic skylights and floor-to-ceiling glass doors, this space opens to the freshly landscaped garden. The high-spec kitchen features integrated appliances and links seamlessly to a converted garage housing a utility room and generous storage.

The first floor boasts a dual-aspect master suite benefitting from both morning and afternoon sun, with smart curtains, dressing area, and a luxurious en-suite with his-and-hers sinks and showers, Perrin & Rowe brassware, digital mixers, and underfloor heating. Two further bedrooms and a stylish family bathroom complete this level.

The top floor offers excellent ceiling height across two more bedrooms, with the rear one overlooking Hillside Park, a third bathroom, and a cosy snug nestled in the eaves.

Designed for modern living the home includes Zigbee smart lighting, app-controlled thermostats in each room, wet underfloor heating across the ground floor, wired ethernet, and a false wall system for enhanced sound insulation and privacy.

The landscaped garden features a pop-up sprinkler system and a large Keter shed, while off-street parking adds rare convenience.

Ideally located near Tulse Hill Station with direct links to London Bridge, Blackfriars, Farringdon, and St Pancras. Amenities in Streatham Hill, West Norwood, and Herne Hill, plus Brockwell Park, are all within easy reach.

A rare opportunity to own a thoughtfully designed home in a sought-after location.

EPC: D | Council Tax Band: F



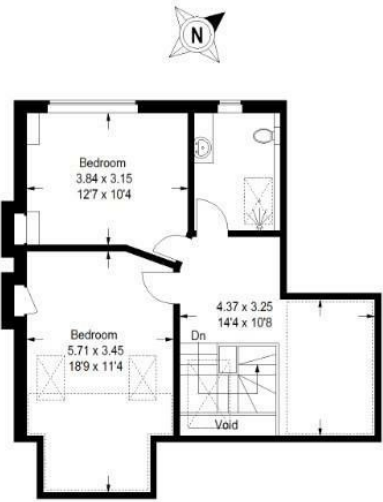
Floorplan

Kingsmead Road, SW2

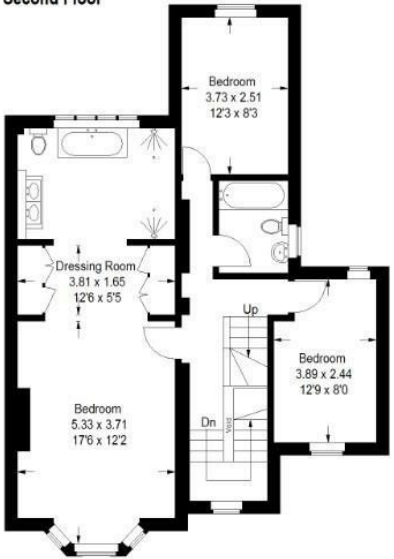
Approximate Gross Internal Area
(Excluding Void / Shed)
250.2 sq m / 2693 sq ft



Ground Floor



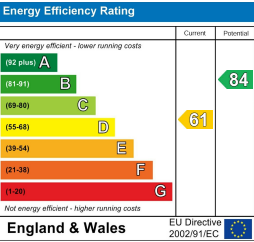
Second Floor



First Floor

Reduced headroom below 1.5 m / 5'0

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. (ID1187715)



Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.