



Kingsmead Road, SW2  
£TBC

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# In general

- Immaculately presented
- Separate Annexe with kitchenette and shower room
- Bespoke Pluck kitchen
- Lefroy Brooks Bathrooms and WC
- Smart integration system for lighting and speakers throughout
- Ideal family location
- 5 bedrooms
- Great storage solutions
- Garage futureproofed for EV charging
- Eligible for multiple dwellings relief

# In detail

An immaculately presented five bedroom house, complete with separate annexe, located on the desirable, residential street, Kingsmead Road, now available to purchase. This family home offers modern living with its meticulously crafted space.

The ground floor seamlessly blends exquisite design with functionality, featuring an open-plan reception room and dining area with rich wooden flooring and original fireplaces leading to a light-filled extension. The bespoke Pluck kitchen/breakfast room is equipped with cutting-edge appliances and including underfloor heating, opens onto a picturesque and fully wired garden featuring a BBQ space, dining area, patio, and feature lights, which are all controlled effortlessly from the kitchen.

The second floor boasts a family bathroom and a separate WC both designed by Lefroy Brooks, furthered by three generously sized double bedrooms, one with its private terrace. Ascending to the third floor there are a further two additional bedrooms, each featuring built-in storage, complemented by a shower room. (also designed by Lefroy Brooks).

The versatile annexe housing an additional kitchen and a comfortable double bedroom, eligible for multiple dwellings relief, opens up possibilities for rental income or serves as a large utility room and home office, catering to the diverse needs of a modern family.

The allure of this property extends beyond its walls with its impressive enhancements, including hidden storage solutions, practical features, and top-of-the-range Wandsworth Electrical hard-wired lighting system. The property is equipped with a whole-house wired Ethernet, extensive Wi-Fi coverage, Hikvision CCTV cameras, Tado room-by-room heating control, and a Verisure security system. Smart integration extends to outdoor speakers connected to the kitchen ceiling speakers, a garage and shed wired for future EV chargers, and a remote-controlled garage door.

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: C | Council Tax Band: F



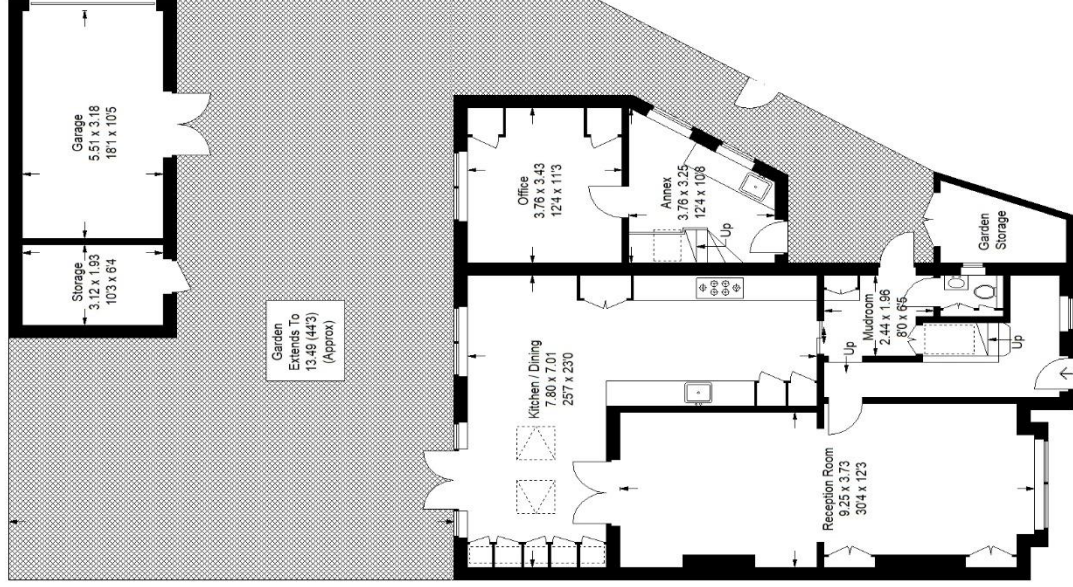
# Floorplan

## Kingsmead Road, SW2

Approximate Gross Internal Area  
(Excluding Garden Storage & Eaves)  
 Ground Floor = 90.6 sq m / 975 sq ft  
 First Floor = 62.6 sq m / 674 sq ft  
 Second Floor = 18.9 sq m / 203 sq ft  
 Third Floor = 29.1 sq m / 313 sq ft  
 Annex Ground Floor = 22.9 sq m / 246 sq ft  
 Annex First Floor = 8.7 sq m / 94 sq ft  
 Garage = 24.9 sq m / 268 sq ft  
 Total = 257.7 sq m / 2773 sq ft

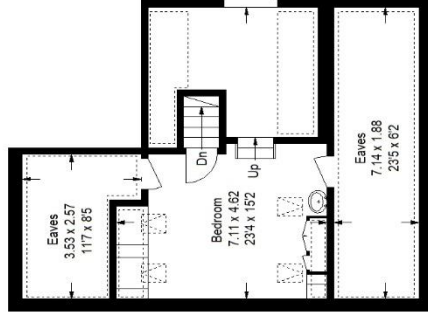


--- = Reduced headroom below 1.5 m / 5'0"

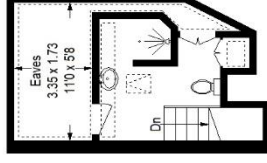


Ground Floor

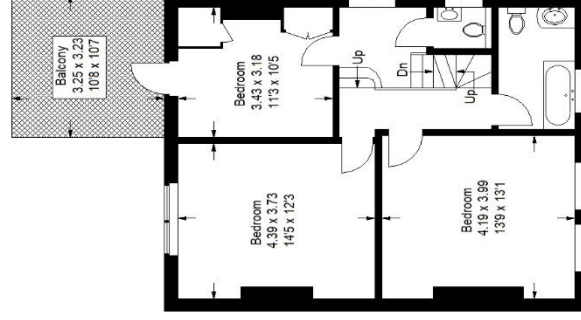
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 Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions,  
 shapes and compass bearings before making any decisions reliant upon them.



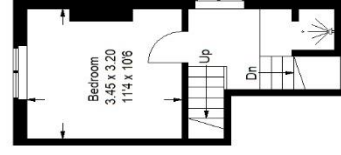
Third Floor



Annex First Floor



First Floor



Second Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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