



KIRKSTALL ROAD, SW2

£1,750,000

- Victorian family home
- Telford Park Conservation Area
- South facing garden
- Open plan living space
- Modernised throughout
- Energy rating: D





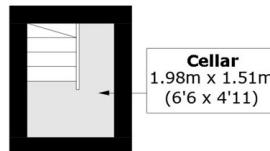
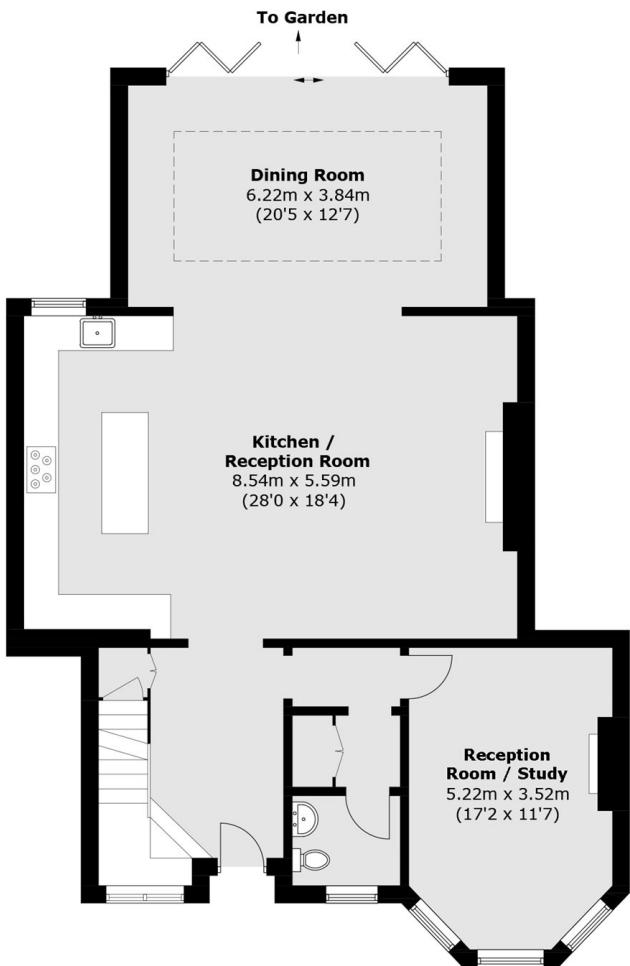
## ABOUT THE HOME

A stunning Victorian family home located in the Telford Park Conservation area, one of Streatham's most desirable locations. The property has been extended and modernised by the current owners to an immaculate standard, creating a contemporary space ideal for modern day living whilst retaining a large number of original features.

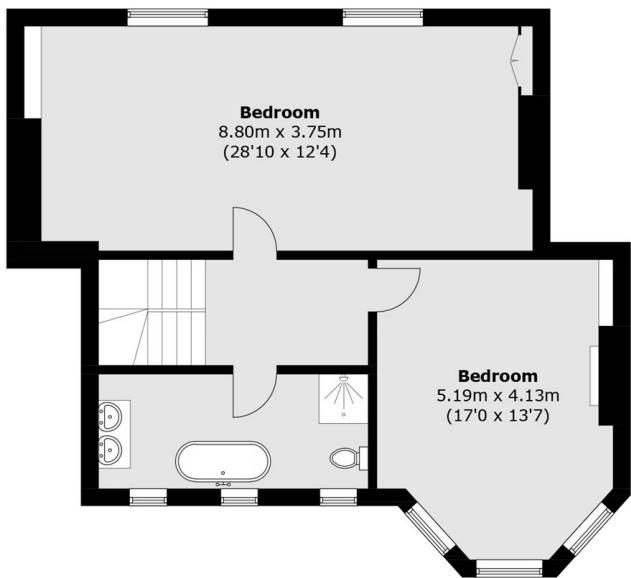
Kirkstall Road is a popular tree lined road located on the peripherals of Streatham Hill and Balham. Residents have the benefit of access to the array of shops, bars and restaurants of both locations, conveniently located within walking distance. There are a number of outstanding schools located in the vicinity as well as a range of transport links including the Northern line via Balham, the Southern rail via Streatham Hill and a number of regular bus routes into the City via Clapham and Brixton.






**Basement**

**Ground Floor**

Total area (approx.): 238.4 sq. m (2,565.9 sq. ft)  
 (Including Cellar & Excluding Eaves)


**Second Floor**

**First Floor**
**JACKSONS STREATHAM**

1-3 De Montfort Parade,  
 Streatham High Road,  
 Sales: 020 8487 3179  
 Lettings: 020 8487 3180

Energy Rating: D We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.