



Kingsmead Road, SW2  
£1,200,000

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# In general

- Edwardian Semi-detached
- Five bedrooms
- Two reception rooms
- Kitchen diner plus breakfast room
- Boasting over 2400 Sq. Ft
- Well presented throughout
- Off street parking
- South facing garden
- Fantastic transport links

# In detail

Offered to the market is this larger than average, charming five bed Edwardian family home on the popular Kingsmead Road, SW2.

Naturally across three floors and boasting over 2,400 Sq Ft of internal space which has been lovingly modernised and updated by the current owners, the property comprises of five bedrooms plus study, two reception rooms, kitchen diner with a separate breakfast area, downstairs WC, conservatory which leads to a well maintained South facing garden.

This property also has the benefit of off street parking.

Kingsmead Road offers easy access into The City and West End from nearby Tulse Hill station and Streatham Hill station 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.

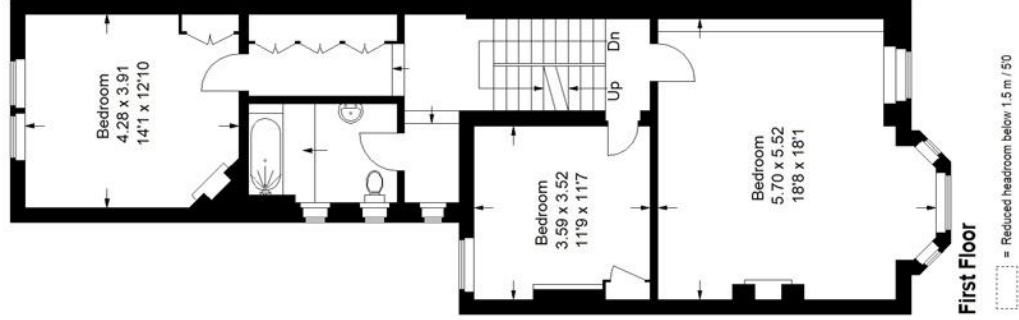
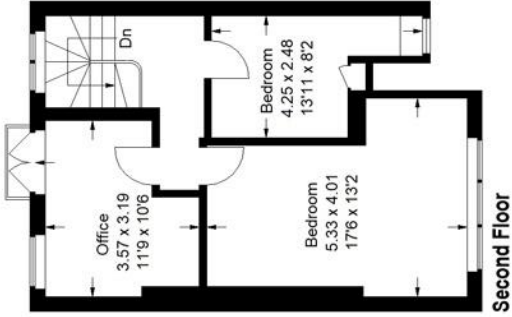
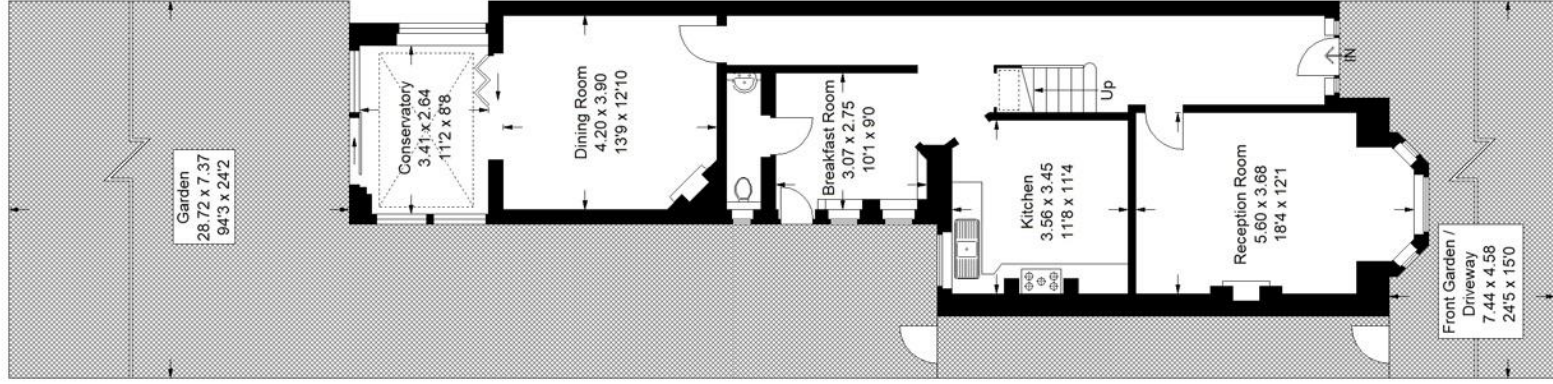
EPC: E | Council Tax Band: F



# Floorplan

## Kingsmead Road, SW2

Approximate Gross Internal Area  
Ground Floor = 91.1 sq m / 980 sq ft  
First Floor = 83.9 sq m / 903 sq ft  
Second Floor = 47.3 sq m / 509 sq ft  
Total = 222.3 sq m / 2392 sq ft



## 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		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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