



Kingsmead Road SW2
OIEO £475,000

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In general

- Three bedrooms
- Large lounge
- Split level
- Period conversion
- Fantastic location

In detail

We are delighted to bring to the market this charming three bedroom, first floor split level flat within this impressive period building on Kingsmead Road, SW2.

Boasting over 900 internal sq. ft, the property comprises a large front reception room, three double bedrooms, kitchen and bathroom.

Kingsmead Road offers easy access 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



Floorplan

Kingsmead Road, SW2

Approximate Gross Internal Area

Ground Floor = 0.9 sq m / 10 sq ft

First Floor = 62.8 sq m / 676 sq ft

Second Floor = 21.3 sq m / 229 sq ft

Total = 85.0 sq m / 915 sq ft



Second 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	61 D	74 C
39-54	E		
21-38	F		
1-20	G		

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