

STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



Kingsmead Road, London, SW2 3HY

5 Bedroom Victorian Family Home

West Facing Garden

Sought After Location

Asking Price £1,050,000 Freehold

TO VIEW THIS PROPERTY CALL: 020 8670 9111

Email: norwood.sales@stapletonlong.co.uk

www.stapletonlong.co.uk

A fantastic five bedroom family house in one of the most sought after roads in Tulse Hill. The property offers a wealth of original features whilst not compromising a modern standard of living. The accommodation is generously arranged over 3 floors with the added benefit of a basement.

Kingsmead Road is ideally located on the borders of Streatham Hill and Tulse Hill and only a short walk away from the excellent selection of bars, restaurants and local amenities found on Streatham High Road and Norwood Road. Transport links are found a short walk away at Tulse Hill Station with direct links to London Bridge, Blackfriars and St Pancras, whilst Streatham Hill Station provides swift overground services to Victoria and Clapham Junction. Numerous bus routes can be found nearby giving access to Brixton and beyond.

Entrance

Entrance via path along front garden to storm porch and double glazed front door.

Entrance Hallway

Laminate wood floor covering. Picture rails. Dado rails. Underfloor storage. Doors to:

Reception 1

Carpeted. Fireplace and surround. Picture rails. Dado rails. Cove cornicing. Double glazed sash windows to front bay.

Reception 2

Carpeted. Radiators. Double glazed sash windows to rear. Picture rail. Coved cornicing. Dado rails.

Kitchen Diner

Vinyl floor. Range of floor and wall mounted units with worktop over. Integrated double oven. Radiator. Double glazed sash windows to side. Large storage cupboards. Coving.

Downstairs W.C.

Tiled floor. Part tiled walls. Double glazed window to rear. Low level W.C. Wash hand basin. Double glazed door to rear. Double glazed door to side. Two walk-in wardrobes, one housing boiler.

Cellar

Cellar going under house.

Stairs up to half landing. Radiator. Laminate floor.

Family Bathroom

Tiled floor and walls. Panelled bath with shower attachment. Separate shower cubical with electric shower. Heated towel rail. Two double glazed sash windows to side.

Bedroom 3

Carpeted. Radiator. Double glazed window to rear. Dado rail.

First Floor Landing

Stairs up to first floor. Loft access. Doors to:

Bedroom 1

Carpeted. Radiator. Double glazed sash windows to front. Large built in mirrored door wardrobe.

Bedroom 2

Carpeted. Radiator. Double glazed sash windows to rear. Feature fireplace. Coving.

Second Floor Landing

Steps up to second floor. Laminate floor. Skylights. Doors to:

Bedroom 4

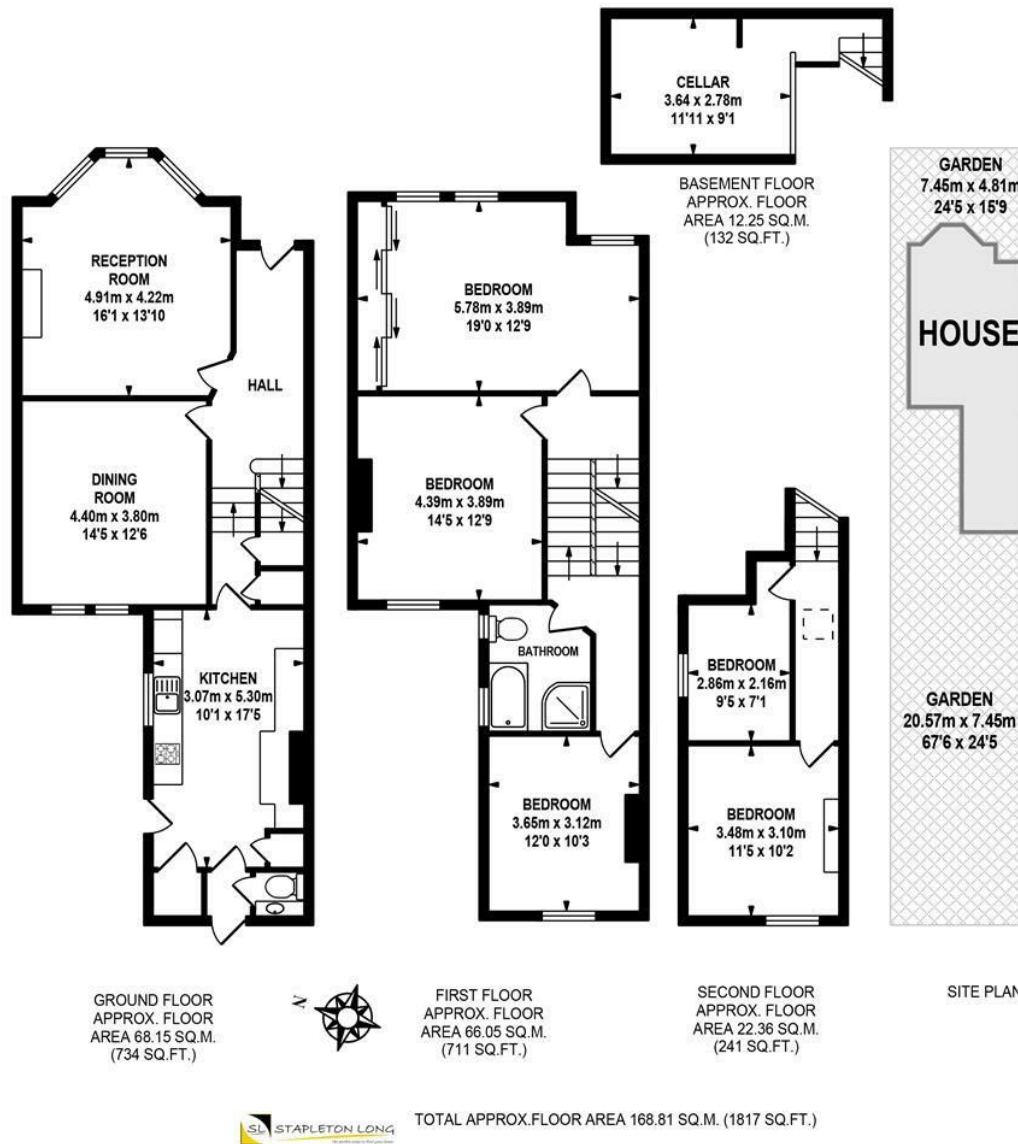
Laminate floor. Radiator. Double glazed sashed window to rear,

Bedroom 5

Carpeted. Radiator. Double glazed sashed window to side.

Rear Garden

Large patio area and side return giving access to front of house. Remainder mainly laid to lawn with mature flower and shrub beds.



TOTAL APPROX. FLOOR AREA 166.81 SQ.M. (1817 SQ.FT.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.
Dulwich Energy Assessors Ltd. www.dea-3d.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	34	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		63
(1-20) G	27	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Please Note: All dimensions are approximate and are quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We have been advised by the vendor of the freehold/leasehold status of the property and you should have this, together with any other information provided concerning the tenure of the property, checked by your solicitor. The position regarding fixtures and fittings and, where the property has been extended/converted, the position regarding planning approval and building regulation compliance, should also be checked by your solicitor. These particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interest parties must themselves verify their accuracy.