



## Kirkstall Gardens, SW2

### £825,000

This chain free three bedroom family home is ready to move in and offers any purchaser the potential to extend further. With current planning permission granted for a rear and loft extension (please see ref below) this home has a rare plot, providing extra space towards the side of the property and rear. The home is currently neutrally decorated throughout and has a separate kitchen, modern bathroom and two receptions as well as off-street parking.

Ref. No: 21/04792/LDCP

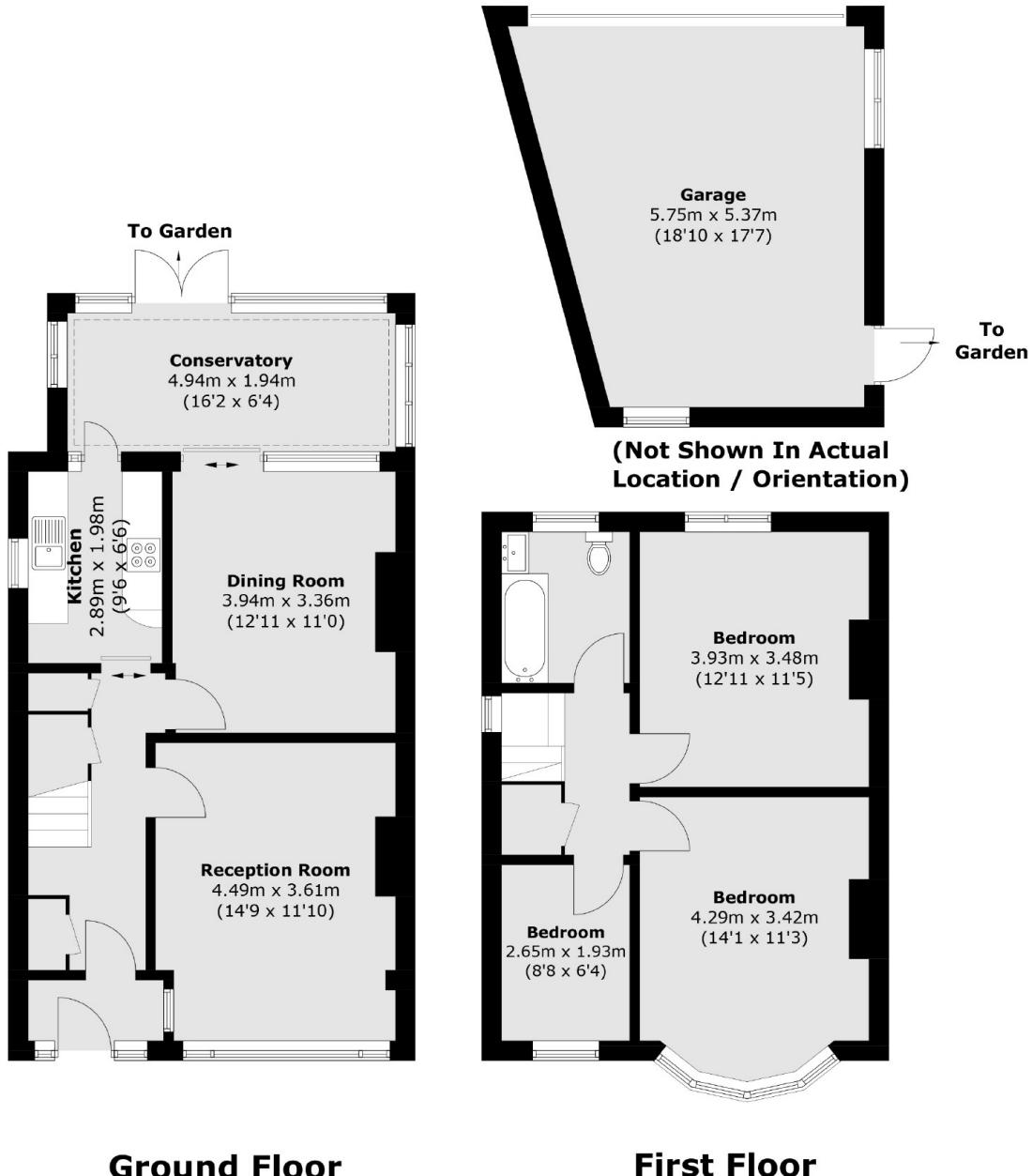
Ref. No: 21/04011/FUL

Kirkstall Gardens is positioned in the highly desirable Telford Park area, which is known for its grand period properties and great location bordering Balham and Streatham Hill. Streatham Hill Station offers links into London Victoria via Clapham Junction, whilst Balham provides links to the city via the Northern line.

### Features

Three Bedrooms  
Chain Free  
Off-Street Parking  
Garage  
Potential to Extend  
Great location

# Kirkstall Gardens, London, SW2



Total area (approx.): 103.1 sq. m (1,109.7 sq. ft)  
 Garage : 26.6 sq. m (286.3 sq. ft)

# Dexters

Streatham  
 105 Streatham Hill  
 London  
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 Sales  
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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.

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