



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

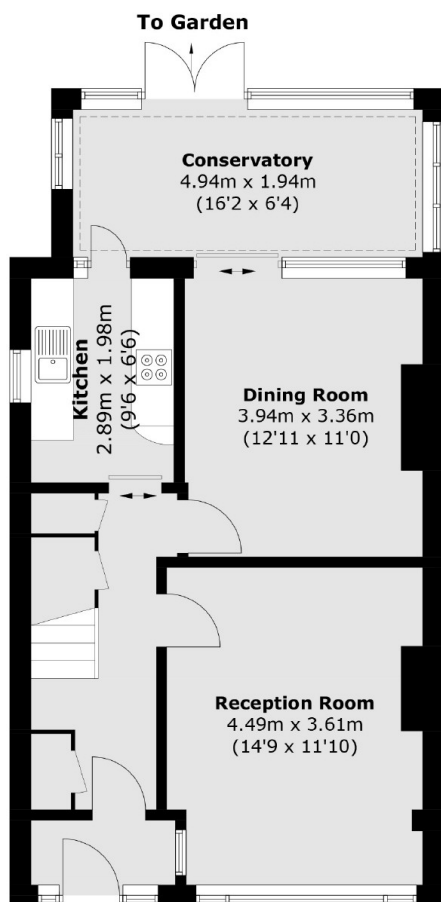
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Kirkstall Gardens is positioned in the highly desirable Telford Park area, which is known for its grand period properties and great location bordering Balham and Streatham Hill. Streatham Hill Station offers links into London Victoria via Clapham Junction,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

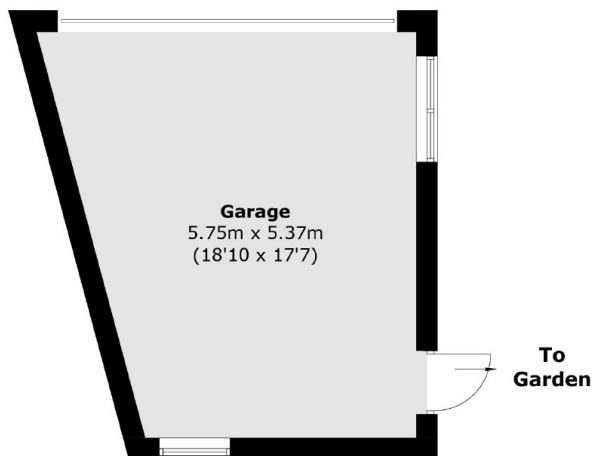
Features

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

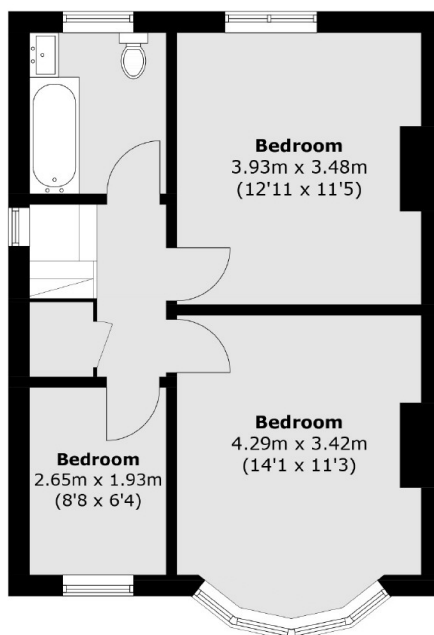
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Ground Floor



**(Not Shown In Actual
Location / Orientation)**



First Floor

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