



## KIRKSTALL GARDENS, SW2

£1,100,000

- Four bedrooms
- 1930's family home
- Telford Park
- Beautifully presented
- Two bathrooms & WC
- Energy rating: E







## ABOUT THE HOME

A delightful four bedroom 1930's house on the leafy Balham borders, offered to the market in immaculate condition after having been renovated throughout by the current owners.

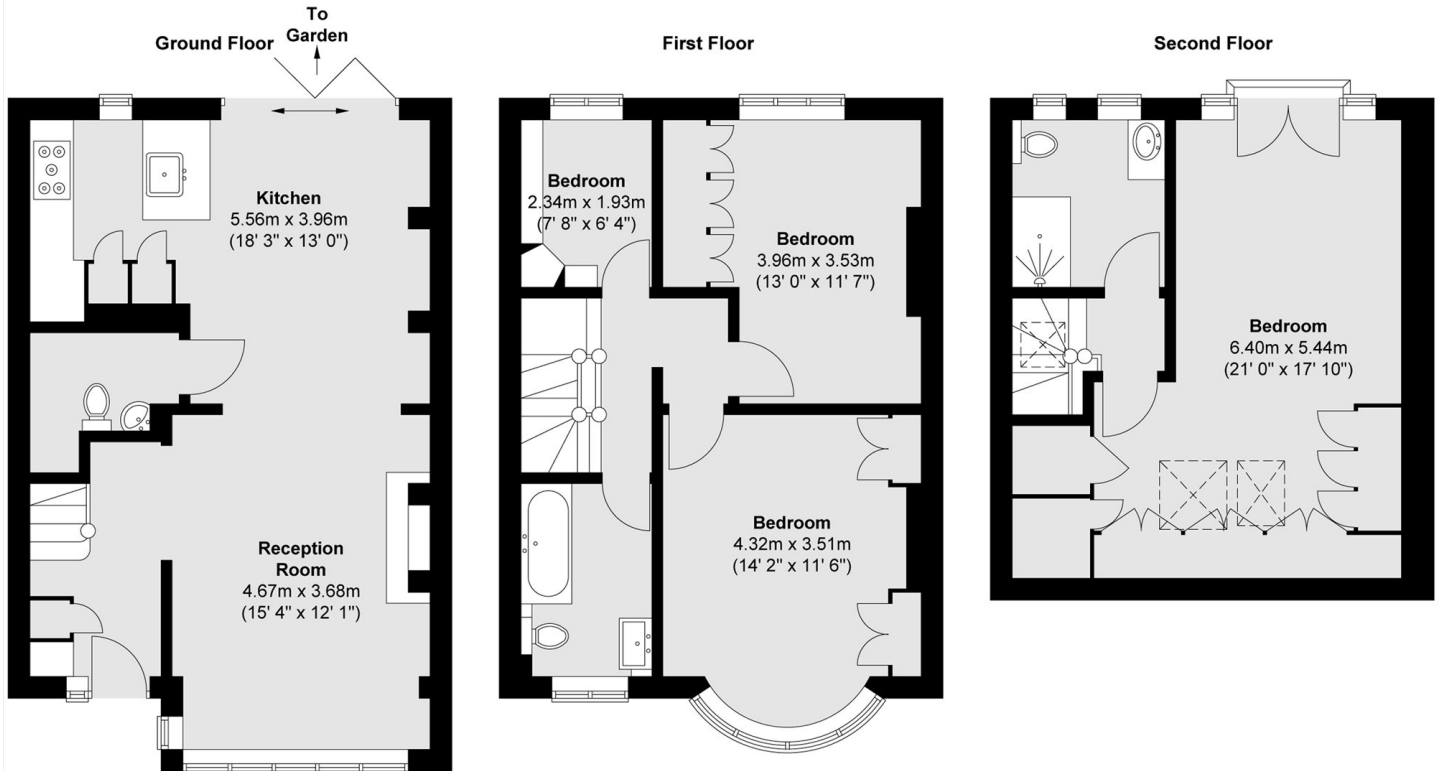
This lovely family home which lies in close proximity to Ofsted Outstanding schools catchment area, offers fantastic modern living with fantastic open plan kitchen/living leading out on to the garden. There is also a downstairs guest WC/utility. The first floor comprises three bedrooms and a family bathroom, whilst the top floor is home to the principle bedroom and another modern bathroom. There is lots of well thought out/inbuilt storage throughout all the bedrooms.

Kirkstall Gardens is a quiet tree lined road situated within close proximity of Balham and Streatham Hill. Independent bars, cafes, restaurants and the green spaces of Tooting Bec Common are all close by. Commuters have easy access to both Streatham Hill and Balham stations with regular links to London Bridge and Victoria as well as a number of buses to the city via Brixton.









Total area (approx.) : 127.3 sq. m (1370 sq. ft)  
Total balcony area (approx.) : 0.2 sq. m (2 sq. ft)

### JACKSONS STREATHAM

1-3 De Montfort Parade,  
Streatham High Road,  
Sales: 020 8487 3179  
Lettings: 020 8487 3180

Energy Rating: E 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.