

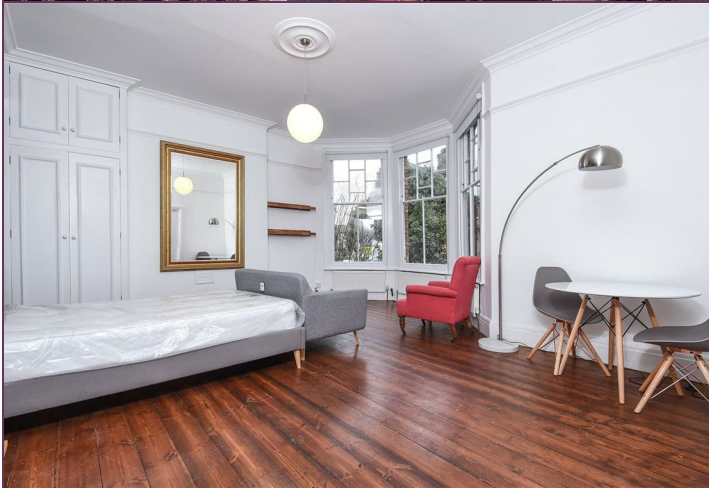


FLAT

Kirkstall Road
Streatham Hill
SW2 4HF

£323 Per Week

Spacious Ground Floor Studio Flat On Kirkstall Road, SW2
Set Within An Attractive Late Victorian Red Brick Building
Separate Kitchen And Pantry/Storage Area
Bathroom On Basement Level
Use Of Large Communal Garden
Sought-after Telford Park Conservation Area
Close To Tooting Bec Common
Near Streatham Hill Shops And Amenities
Excellent Transport Links Via Streatham Hill, Balham and Brixton
Available 21st August 2026.

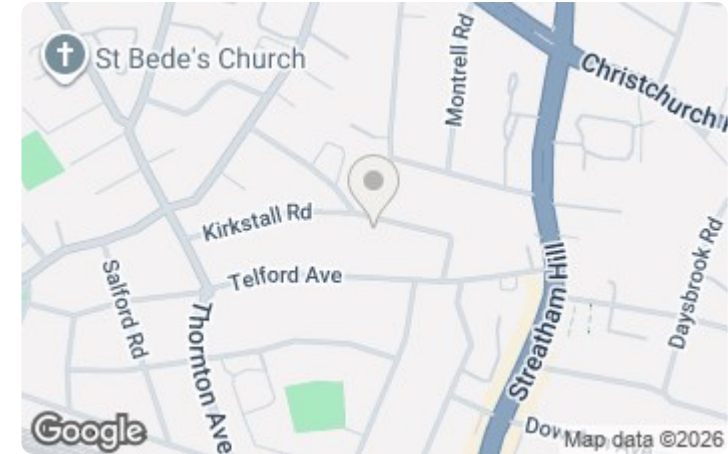


absolute living

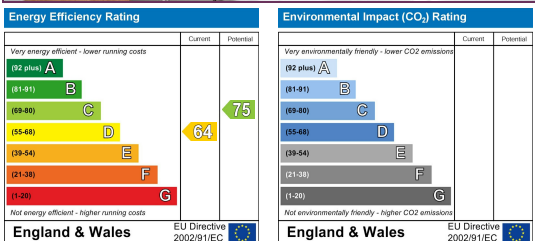
1 BED FLAT LOCATED IN STREATHAM HILL

Call us on
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A charming and exceptionally spacious furnished ground floor studio flat, set within an attractive late Victorian red brick building on Kirkstall Road, SW2, in the sought-after Telford Park Conservation Area. Available 21st August 2026.



This is a particularly generous studio apartment, offered on a furnished basis, with far more space than the average studio and a layout that feels closer to a compact one bedroom flat. The property comprises a large main living/sleeping room with excellent proportions, a separate kitchen, a useful pantry/storage area, and a bathroom located on the basement level. The flat has been very well cared for by the current tenant and is presented in good condition throughout, creating a comfortable and inviting home. Its period setting, generous room sizes and practical layout make it a rare find for anyone looking for more space than a typical studio can offer. A real highlight of the property is the use of a beautiful communal garden, shared with the neighbouring house. The garden is unusually large and enjoys mature trees, established planting and a peaceful, leafy outlook, providing a wonderful outdoor space to relax and enjoy. Kirkstall Road is a quiet and attractive residential road, ideally positioned just off Streatham Hill and close to Tooting Bec Common. The area offers an excellent balance of green open spaces, local amenities and convenient transport links. Tooting Bec Common is within easy reach and provides fantastic outdoor space for walks, running, exercise and relaxation, while Streatham Common and Brockwell Park are also accessible for further leisure options. Streatham Hill offers a wide range of shops, cafés, restaurants, supermarkets, gyms and everyday conveniences, with further amenities nearby in Balham, Brixton and Clapham. Transport links are excellent, with Streatham Hill Station providing regular services towards London Victoria, Clapham Junction and Balham. Balham also offers National Rail services and access to the Northern Line, while Brixton provides the Victoria Line for quick connections into Central London. Numerous local bus routes also serve the area, giving easy access across South London and beyond. This attractive and spacious furnished studio would make an ideal home for a single professional or couple seeking a characterful property in a desirable conservation area, with generous living space, a separate kitchen, excellent transport links and access to a beautiful communal garden. Early viewings are highly recommended.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

