

FOR SALE





This sensational and substantial Victorian house (c.1892), blessed with a sunny SW-facing garden, has been superbly extended in all directions during a complete programme of redesign and renovation to an exceptional standard. The result is almost 2500 square feet of impeccable accommodation in this highly sought-after position close to Honeywell & Belleville Schools, fashionable Northcote Road, and just half a mile from Clapham South tube.

This SW-facing side of Hillier Road has long been a prime and sought-after location. Its properties are handsome, beautifully proportioned and well maintained, their gardens are lovely and sunny, and their privacy is enhanced by the houses behind being lower down the hill.

This one has a fantastic and versatile modern layout with five double bedrooms, two reception rooms and an outstanding kitchen/family room with sliding doors to a superb, sunny, landscaped garden, which includes a covered summer kitchen area, and faces southwest so benefitting from day-long sunshine. The double reception room has an extra-wide opening from the hall and is a large and impressive entertaining space. It has restored original features including high ornate ceilings, marble fireplace and Victorian crown moulding and a large bay window.

The rear part of the house has been extended to the side and rear. This, and the clever positioning of the beautiful Roundhouse kitchen units, has created excellent, additional family living space beyond which opens onto the garden. There is also a well-designed and well-located cloakroom/WC maximising efficiency of the ground floor space. On the first floor is an outstanding, principal bedroom suite with bespoke, dressing room and exceptional, ensuite bath and shower room. There are three further bedrooms and two further bathrooms upstairs, all exquisitely fitted with top-quality bathroom fittings. Three large, top-floor skylights (one remotely controlled) and a glass, floor panel below transfer wonderful natural light throughout the upper floors.

The converted basement has been dug down to give high ceilings and provides a very practical utility room, a large fifth bedroom with a wall of bespoke wardrobes and contemporary adjacent shower room fitted to the high standards of the rest of the house.

The whole property has been renovated inside and out, fitted to an extremely high standard and finished with contemporary flair. The specification includes under-floor heating throughout the house with each room and bathroom individually controlled via Heatmiser app; Daikin top spec air-conditioning to all upstairs bedrooms and kitchen controlled via app; top-quality designer kitchen by Roundhouse with high spec granite worktop and appliances, including Miele and Siemens; luxury custom made, fitted furniture in the bedrooms, living room and kitchen; ceiling

speakers installed in the kitchen, living room and master ensuite, wooden double-glazing throughout; French oak floors hardwood solid floors to all living rooms and bedrooms; architectural lighting throughout; remotely controlled skylight. The home benefits from Banham locks and security system, and has entry phone system controlled via 3 screen controller on each floor and 2KWh solar panels on the roof.

The nearby area, known as Between the Commons, has a delightful community feel, centred around fashionable Northcote Road's specialist boutiques, cafes and restaurants and its thriving street market. It is a wonderful area for families with an abundance of excellent schools for all ages in both sectors. Transport facilities include two mainline stations at Wandsworth Common and Clapham Junction and the underground at Clapham South. Numerous bus routes also run close by. The green open spaces of Clapham and Wandsworth Commons provide very good recreational facilities.



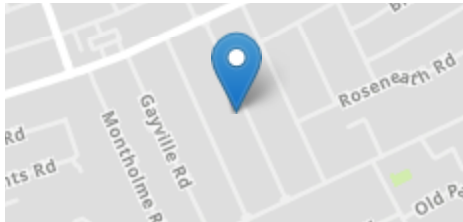
Hillier Road

Between The Commons SW11

FOR SALE

PROPERTY FEATURES

- Utility Room
- Entrance Hall
- Dressing Room
- Ground Floor WC
- SW-Facing Garden
- Kitchen/Family Room
- 5 Bedrooms
- 5 Bath/Shower Rooms
- Double Reception Room
- 2438 SQ.FT/226.4 SQ.M

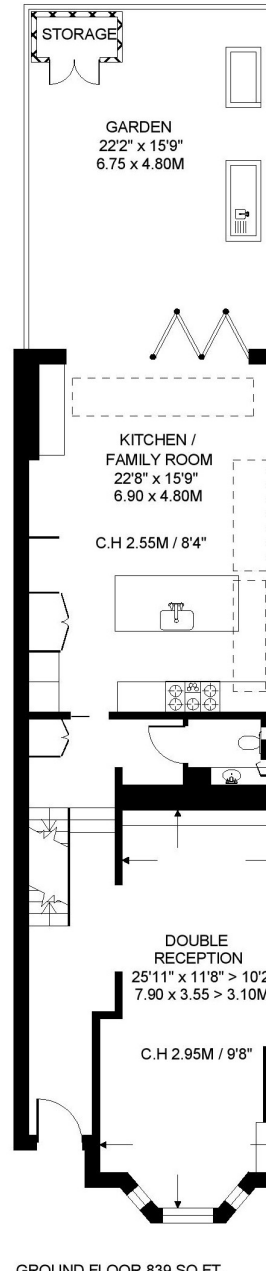


Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (82-100)	
B (69-81)	
C (55-68)	
D (39-54)	
E (29-38)	
F (13-28)	
G (1-12)	
Not energy efficient - higher running costs	
69	70
England, Scotland & Wales	

The particulars do not constitute part of an offer or contract; the particulars including text descriptions, photographs and plans are only for the guidance of prospective purchasers and must not be relied on as statements of fact; nothing in the particulars shall be deemed as a statement that the property is in good condition nor that any services or facilities are in good working order; measurements given are approximate; prior to viewing we recommend that you discuss particular points of interest with a staff member to avoid a wasted journey.



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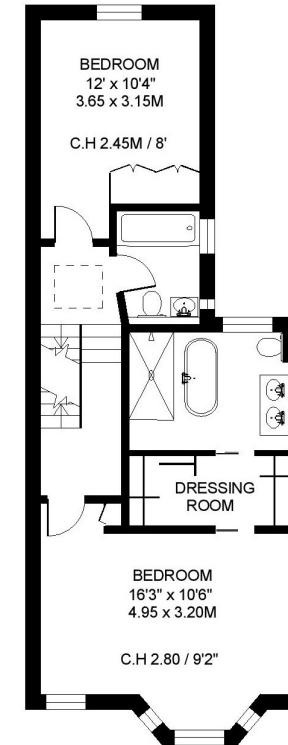
LOWER GROUND FLOOR 370 SQ.FT

HILLIER STREET LONDON SW11

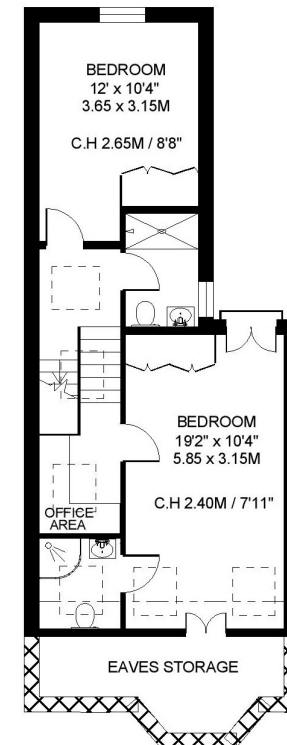
APPROXIMATE INTERNAL FLOOR (LIVING) AREA
■ = 2331 SQ.FT / 216.5 SQ.M.

APPROXIMATE ADDITIONAL AREAS
XXX = 107 SQ.FT. / 9.9 SQ.M.

TOTAL AREAS SHOWN ON PLAN
2438 SQ.FT. / 226.4 SQ.M.



GROUND FLOOR 839 SQ.FT.



FIRST FLOOR 606 SQ.FT.

SECOND FLOOR 516 SQ.FT.

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