

FOR SALE





This superb, substantial, Victorian, family house sits on the sunny SW-side of one of the most sought-after roads Between the Commons. Its architect-designed layout includes extensions to the kitchen, basement and loft stretching to 2431 SQ.FT. / 225.9 SQ.M.(inc. eaves), and features a principal bedroom suite, a basement playroom/office and a large, sunny, extended kitchen. Situated in the Honeywell catchment area (last 6 years), close to fashionable Northcote Road and half a mile from Clapham South tube.

Houses on this stretch of Hillier Road already offer more square footage than most. But this beautifully-designed, family home has been extended in almost every direction to ensure there is ample, flexible living space for an expanding family. The house retains some lovely period features, especially in the spacious double reception room, including fireplace, high, ornate ceilings, sash windows (now double glazed) and doors. This elegant reception also has lovely oak flooring and large bay window. The well-equipped kitchen has been built out to the side, creating a fabulous, large entertaining space which is also extremely light thanks to its full glass roof and sunny orientation. It has a central island/breakfast bar, wood floors and ample space for a large table, in addition to extensive storage cupboards, durable, stone worktops and integrated appliances. From here, fully-folding, glazed doors lead to a delightfully-sunny, southwest-facing garden of 29', which is very private, thanks to the drop in level of the houses behind. It has a wooden deck - ideal for outside dining - and a rear lawn, and receives day-long sunshine. Completing the ground floor is a useful WC off the hall.

The basement has been attractively converted to provide an invaluable extra living space to the front, again with full bay window. This currently serves as a large office but could easily be used as a playroom. To the rear is a practical utility/laundry and storage area. Subject to usual consents, and if desired, the basement could be extended further beneath the rear of the property.

Upstairs, there are four spacious double bedrooms and three bath/shower rooms arranged over three

floors. This includes a well-designed, luxury, main bedroom suite, complete with dressing area, leading through to a beautiful en-suite bathroom with walk-in shower and free-standing bath. The well converted loft has better ceiling height than many and extra SW-facing rear windows.

Hillier Road is a highly sought-after tree-lined road with direct transport links from nearby Clapham South tube station (half a mile away) to The City & West End. Mainline services are also available to Victoria and Waterloo from nearby Wandsworth Common or Clapham Junction stations and there are numerous local buses. The property is very close to Honeywell School and has been inside its catchment area for first round offers for all of the last 6 years. There is also an excellent choice of private education and local nurseries in the area. The highly fashionable Northcote Road, with its selection of restaurants, specialist shops, wine bars and thriving street market is very close by, as are the recreational facilities and open spaces of both Clapham and Wandsworth Commons.



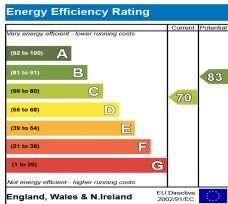
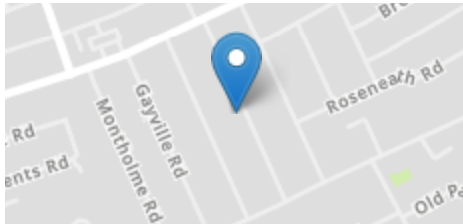
Hillier Road

Between the Commons SW11

FOR SALE

PROPERTY FEATURES

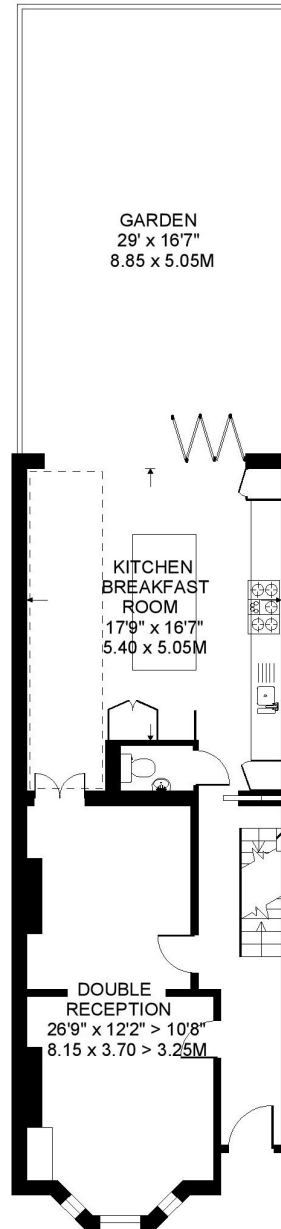
- Utility Room
- Playroom/Office
- Ground Floor WC
- Main Bedroom Suite
- 29' SW-Facing Garden
- Kitchen / Family Room
- 3 Bath / Shower Rooms
- Double Reception Room
- 4 Double Bedrooms (total)
- 2431 SQ.FT / 225.9 SQ.M (inc. eaves)



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.

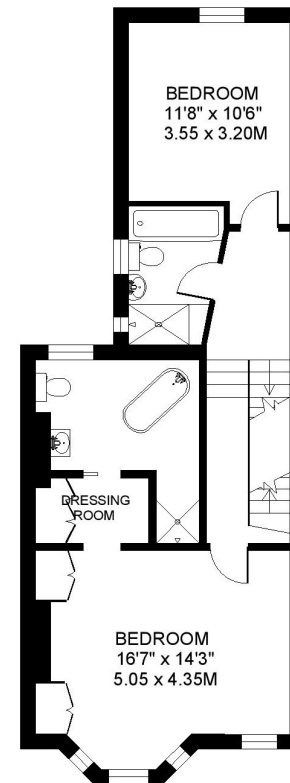


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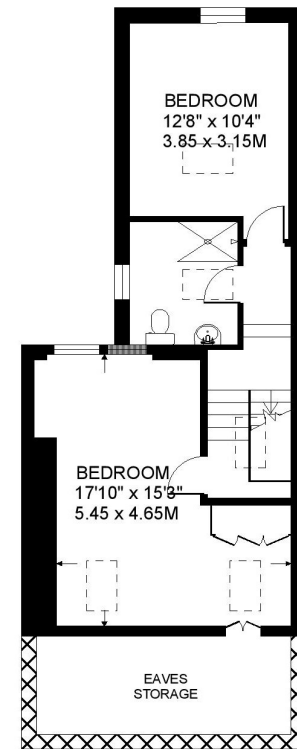


LOWER GROUND FLOOR 400 SQ.FT.

GROUND FLOOR 773 SQ.FT.



FIRST FLOOR 650 SQ.FT.



SECOND FLOOR 502 SQ.FT.

HILLIER ROAD
BATTERSEA
LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
■ = 2325 SQ.FT. / 216.0 SQ.M.

APPROXIMATE ADDITIONAL AREAS
▨ = 106 SQ.FT. / 9.9 SQ.M.

TOTAL AREAS SHOWN ON PLAN
2431 SQ.FT. / 225.9 SQ.M.

