



**HILLIER ROAD, SW11**

Between The Commons

£1,950,000 | FREEHOLD



**JOHN THOROGOOD**

REAL ESTATE AGENCY



Exuding style, elegance, space and light this wonderfully wide Victorian property with 32' SW-facing garden has been made into a fabulous family home with a magnificent floor area (2755 SQ.FT /256 SQ.MT) and outstanding living space. Positioned on a highly desirable street Between the Commons, in the usual catchment for Honeywell School and very close to Broomwood Hall and Thomas' schools. It is also close to fashionable Northcote Road Clapham South tube's direct link to The City/West End.

Stylishly renovated throughout and beautifully extended into its sunny garden, unusually large loft, and natural basement this is no ordinary Hillier Road house! Distinctive, substantially wider and imposing, the property combines, in our opinion, the perfect blend of preserved Victorian character and stylish modern facilities to create a handsome family home. In addition to interior renovations, the exterior has benefitted from an excellent maintenance programme including the replacement of numerous windows, renewal of the rear roof and recent repainting.

The ground floor begins with an extra-wide hall with original stained-glass front door. A gleaming polished "York" stone floor runs through it and down into the large kitchen family room where there is also sub-floor heating. A built-in audio-speaker system is wired throughout and there is also Cat 5 wiring. The double reception room is outstanding. Wide, open plan and with large double doors from the hall it is a superb reception space with matching fireplaces, high ornate ceilings and extra-large bay window. There is also a WC off the hall and space for coat and boot storage etc. opposite.

The kitchen/family room has been superbly extended to the side to create a generous informal additional living/dining space with large skylights. The floor has been lowered to get a fantastic amount of ceiling height for a Victorian kitchen which then benefits from level access through French windows to the garden. The kitchen is fitted with gorgeous hand-made painted wooden units, granite worksurfaces and island unit, plus high-quality appliances including fan oven,

grill, hob, steam oven, microwave and coffee machine plus an integrated dishwasher and fridge/freezer.

The back of the house faces southwest and so enjoys the wonderful natural light and sun which comes directly onto the kitchen and garden for most of the day. The garden has a lawned area, well-established shrubs, a brick-paved dining space and a delightful open aspect. It is not overlooked as the houses behind are at a much lower level giving nice seclusion, longer evening sun and better views from the top.

The huge natural basement has been developed into an enviable space, the wider front half used as a family TV/play room with window and light well, the rear half being the utility room. This has extensive storage units, butler's sink and space/plumbing for not only washing machine and dryer but also extra fridge and freezer.

On the first floor, the well-designed and huge master suite has an equally large bay window, sumptuous bath/shower room/dressing room (converted from the middle bedroom) with bath, separate shower cubicle and hand-made wardrobe cupboards. On one landing is a further bathroom/WC, with the family bathroom at the top providing both bath and separate shower. Courtesy of a "Double Mansard" loft extension, all four further bedrooms are good doubles, most having built in cupboards.

Hillier Road is a highly sought-after tree-lined road with direct links from Clapham South tube (approx. 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 close to the two principal state schools, Honeywell and Belleville and there is a good choice of private education and local nurseries in the area. The highly popular Northcote Road, with its wonderful 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.



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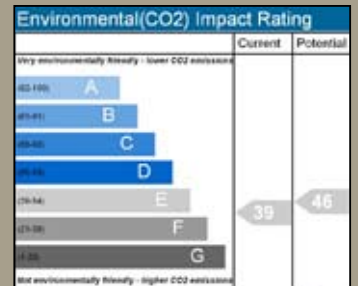
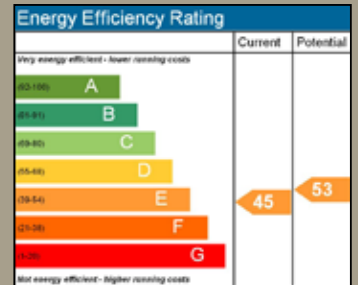
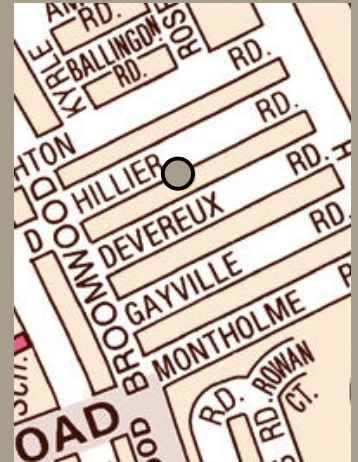
- Entrance Hall
- Extra-Wide Double Reception
- Kitchen / Breakfast Room
- Side Extension
- Wired Ground Floor Audio System
- Cloakroom/WC
- Basement Family Room
- Large Utility Room
- 32' SW-Facing Garden
- Master Bedroom
- Large En Suite Bath/Shower/Dressing Room
- 4 Further Double Bedrooms
- 2 Further Bath/Shower Room/WCs
- Excellent Storage
- London Borough of Wandsworth
- Residents' Parking
- 2755 SQ.FT/ 256 SQ.M



Viewing By Appointment Only  
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