

HILLIER ROAD, SW11

Between the Commons

£1,585,000 | FREEHOLD



JOHN THOROGOOD
REAL ESTATE AGENCY



Only a handful or two of these substantial extra-wide Victorian houses exist. The superb floor area (2747SQ.FT/255.2SQ.MT) includes a fantastic family room / playroom courtesy of a wonderfully large fully converted basement plus a side kitchen extension and generous loft conversion. It also has a sunny 30' SW-facing garden. Positioned just off prestigious Thurleigh Road, close to popular Northcote Road, numerous reputable schools & approx. half a mile from Clapham South tube.

- Entrance Hall
- Extra-Wide Double Reception
- Kitchen / Breakfast Room
- Side Extension
- Cloakroom/WC
- Basement Family Room/Playroom
- Utility Area
- 30' SW-Facing Garden
- Master Bedroom
- Large ES Bathroom/Dressing Rm
- 4 Further Double Bedrooms
- 2 Further Bath/Shower Room/WCs
- 20.4' x 11.8' Roof Terrace
- London Borough of Wandsworth
- 2747 SQ.FT/ 255.2 SQ.MT

When compared to the double-fronted houses in the local area, (which mostly have two sets of narrower rooms) extra-wide single-fronted late-Victorian houses (c 1889-92) like this one have wonderfully proportioned rooms and a greater sense of space and light as a result and have become well known "Between the Commons" for providing large family living/entertaining spaces. Excellent use of this principle has been made here, by developing the huge basement into a large playroom/family room, with front window, utility and useful storage area.

The kitchen/dining room has also been extended to the side to create a wonderfully wide and informal additional family living/dining space. The back of the house faces South-west so these areas benefit from the

wonderful natural light which comes directly onto the back of the house and garden for most of the day. The garden has a lawned area and a delightful open sunny aspect. It receives sun for most of the day and is not overlooked as the houses behind are at a lower level giving nice seclusion. The ground floor double reception room has a wonderful wide bay window and retains some beautiful original features and has wide double doors from an extra wide hall.

On the first floor, the huge master bedroom (19') to the front has an equally large bay window, spacious and recently refurbished en suite master bathroom/dressing room (converted from the middle bedroom) with bath, separate shower cubicle and wardrobe cupboards. On each half landing is a further bathroom ideal for kids and

guest and there are four further double bedrooms arranged over the top floors. Hillier Road is a highly sought-after tree-lined road with direct transport links from Clapham South tube station (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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Viewing By Appointment Only. John Thorogood 140 Northcote Road London SW11 6QZ

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