



An immaculate three bedroom family home, moments from Streatham Common and The Rookery.

Hill House Road, London, SW16

£850,000 Freehold



**Wonderful three bedroom family home •
Sizeable and immaculate kitchen • 40ft
garden • A useful garage for ample storage
space • Ideally located for Streatham
Common and The Rookery**

Local Information

Hill House Road is ideally situated for the green open space of Streatham Common and The Rookery. There is a good selection of bars, restaurants and supermarkets on Streatham High Road.

There are excellent transport links with Streatham and Streatham Common stations all within close proximity - offering overground services into Clapham Junction, Victoria and London Bridge, as well as good bus routes that serve the local area.

There are many good schools in the area, such as Ofsted rated 'Outstanding' St Andrew's primary school and Dunraven Secondary school.

About this property

This immaculate home occupies a desirable position on this prime street off Streatham Common. With over 1,100 sq ft of living and entertaining space, it is perfect for a family looking for a premium location. This substantial home has an elegant frontage and enjoys a modern practical layout yet retains a wealth of original features.

The wider than average hallway leads through to a spacious reception room on the left, featuring a wonderful fireplace, original parquet flooring and large

windows flooding the room with natural light.

The sizeable kitchen/ dining is to rear with bi-folding doors which open out on to the beautiful 40 ft garden and patio area, making it ideal for al fresco dining. The kitchen is fitted with a breakfast bar and further benefits from a separate storage room and guest cloakroom.

The first floor features a principal bedroom overlooking the front of the house. There is a double bedroom, single bedroom/study and a family bathroom with a separate W/C on this floor.

There is useful side access to the front of the house via the garage and there is further scope to extend to the side, rear and loft STPP.

Tenure

Freehold

Local Authority

Lambeth

Energy Performance

EPC Rating = E

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Clapham Office.
Telephone: +44 (0) 20 8673 4111.





Hill House Road, London, SW16
Gross Internal Area 1148 sq ft, 106.7 m²



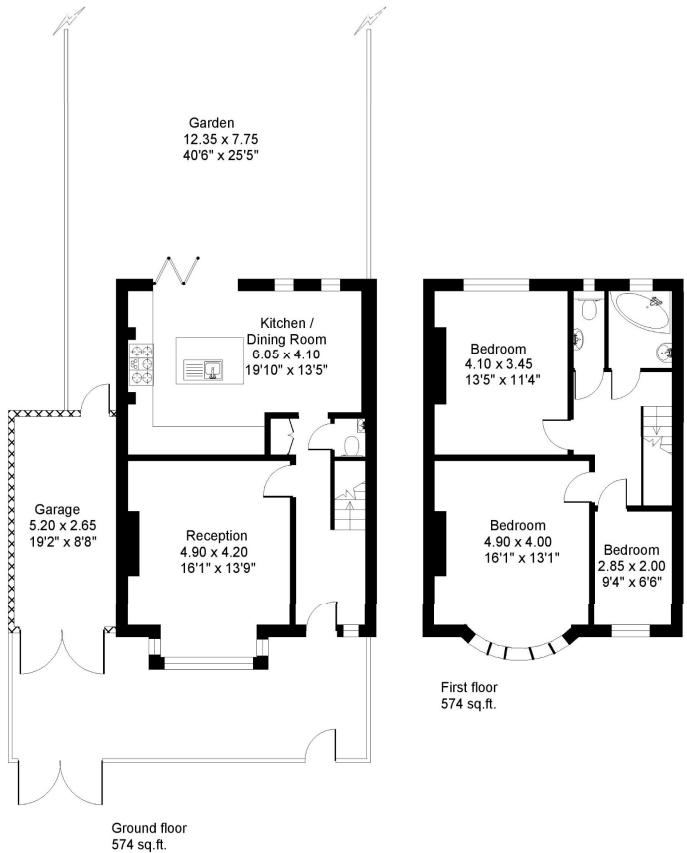
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Hill House Road, SW16

Gross internal area (approx.):
106.6 sq.m. (1148 sq.ft.)
Plus garage storage 13.9 sq.m. (150 sq.ft.)
For identification purposes only. Not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	78
(55-68)	D	
(39-54)	E	47
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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