



AN OUTSTANDING, THREE BEDROOM FAMILY HOUSE

HILL HOUSE ROAD
LONDON SW16

Freehold



IDEALLY LOCATED FOR THE GREEN SPACE OF STREATHAM COMMON AND THE ROOKERY.

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Reception room ♦ Kitchen/dining room ♦ 3 bedrooms ♦ 2
bathrooms ♦ Utility room ♦ Guest cloak room ♦ Summer
house ♦ 59ft garden ♦ EPC rating = C

Situation

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.

Description

This wonderful home occupies a desirable position on this prime street off Streatham Common. With over 1,900 sq ft of living and entertaining space, it is perfect for a family looking for a premium location and could be extended further into the loft (with planning permission granted).

Fully refurbished to a high standard by the current owners, 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, featuring a wonderful fireplace, original parquet flooring, extensive shelving and dwarf cupboards either side.



The sizeable kitchen, dining and family room is spacious and light thanks to French doors along with bi-folding doors which fully open out on to the beautiful 59 ft garden and patio area, to the rear is a wonderful summer house. The hi spec designer kitchen is fitted with a Range Master cooker, solid Oak worktops, a breakfast bar, under floor heating and further benefits from a separate utility room and guest cloakroom. There is useful side access to the front of the house via the utility room.

The first floor features a master bedroom suite with a luxurious bath and shower room. There are a further two bedrooms and a spacious family bathroom.

Local Authority:

London Borough of Lambeth

Viewing:

Strictly by appointment with Savills





Ground Floor

First Floor

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	76	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		