

Hillier Road  
SW11



CHELWOOD PARTNERS







A beautifully presented and immaculately designed Victorian house situated 'between the Commons' and close to the very popular Northcote Road.

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Victorian terraced house | Double reception room | Extended kitchen/breakfast room | Guest cloakroom | Large family/playroom | Utility room | Principal bedroom suite | Three further double bedrooms | Two further bathrooms | 20 ft garden | EPC rating: D | Council tax band: G | 2,522 sq. ft. / 234.3 sq. M | Chain free

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This stunning and immaculately designed Victorian house is superbly located 'between the Commons' and is moments from the Northcote Road and Webb's Road. Measuring over 2,500 sq. ft, this thoughtfully extended and substantial family home retains a wealth of original period features and is finished to a superb standard throughout.

As you enter this beautiful house, you are immediately struck by the feeling of calm and elegance the house has to offer, which is a common theme throughout. With stunning wood flooring, you first find the bright and very generous double reception room with high ceilings and a wide bay window boasting plantation shutters. This classical reception room offers a wealth of period features and an elegant wood burning stove with a modern stone surround. To the rear is a family area with space for a television sunken into the chimney breast which is surrounded by bespoke shelving and cabinetry.

The thoughtfully extended kitchen/breakfast room is truly stunning and features a generous central island, with granite countertop, seating and pendant lighting above. Measuring nearly 30ft in length, this stylish Harvey Jones kitchen is perfect for daily family life and entertaining while boasting an extensive range of fitted wall and base units. There are multiple integrated appliances, including range cooker with induction hob, a large 'American-style' Fisher and Paykal fridge-freezer, a Quooker hot tap, and Neff dishwasher. Adjacent is the good-sized guest cloakroom which is tastefully decorated.

Asking price:  
£2,200,000

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Freehold

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Borough of  
Wandsworth















*"We have loved living on Hillier Road for the best part of 14 years! It has been an ideal place to bring up a family, with everything that you could possibly need at your fingertips. The house has served us well, providing us with necessary space and security."*

Owners



Through contemporary and low-profile floor to ceiling Sunseeker glass doors, you step out into the well designed and secluded garden. Laid with contemporary tiles, this is the perfect spot to have drinks or supper in the summer months and for children to play all year round. The garden is bordered by raised beds interspersed with bench seating. There is a very clever panelled wall to the rear which discreetly provides storage for bicycles and garden equipment.

On the lower ground floor, you enter a large additional family room with French doors in the bay to the front which gives a feeling of light and space. With wood flooring throughout, there is an abundance of useful bespoke cabinetry which also houses the built-in television making this both a media room and a playroom. Making this room even more fun is the built-in bar with marble countertop and seating, providing much evening entertainment for the adults. To the rear, there is an essential utility room behind sliding doors with yet more storage and various white goods and laundry equipment.

On the first floor and to the front, you find the principal bedroom suite which boasts a bright bay window with plantation shutters and features an elegant fireplace which is surrounded by a pair of built in wardrobes. This in turn connects to the stunning ensuite bathroom with a vanity unit benefiting from double sinks and a wall-to-wall mirror above. This relaxing space provides a generous bath surrounded by porcelain tiles and a separate large walk-in shower. To the rear of this floor is another very large double bedroom, currently used as a children's bedroom with a built-in wardrobe and views to the garden below. The room has such good proportions, with dual aspect windows, that one could add an additional family bathroom should it be required.

On the second-floor rear mezzanine you have another bright double bedroom with a window overlooking the gardens below. Adjacent is the modern family bathroom with a good-sized bath with an overhead shower and glass screen. Walking up to the top floor you find a further large double bedroom with built in wardrobes. This bright room boasts skylights to the front and sash windows to the rear, providing views over the neighbouring gardens below. It is from here you can access the additional and essential storage under the eaves.

Hillier Road offers easy access to the amenities of Northcote Road, Webb's Road and Bellevue Road with their vast array of restaurants, shops, cafés and bars, including the Michelin starred Chez Bruce. The wide-open spaces of both Clapham Common and Wandsworth Common are only a few minutes' walk away with all their sports pitches, tennis courts, ponds, cafes and playgrounds.

There are excellent transport links including Clapham South underground station, Clapham Junction and Wandsworth Common mainline stations and, which all provide fast access into the West End and the City of London. At Clapham Junction itself, there is a huge variety of bus routes going into Central London and beyond.

The immediate area provides an excellent variety of well-established independent and state schools in the area, with both Honeywell School and Thomas's Clapham being a short walk from the house. Belleville School, Eaton House and Broomwood Hall are also located nearby.

# Hillier Road, SW11

Approximate gross internal area (Including Eaves)  
 2522 sq ft / 234.3 sq m  
 Eaves Area = 81 sq ft / 7.5 sq m



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