



HILLIER ROAD | Between the Commons SW11


JOHN THOROGOOD



This exceptional, fully developed Victorian home, in excess of 2800 square feet (260 SQ.M), has a superb full basement conversion, state-of-the-art smart technology, a sumptuous master suite and an outstanding interior-designed finish. The front of the house has been restored with cleaned brickwork, iron railings and a lovely front door with original stained glass. Entertaining/living space is wonderful with a whopping family/media room in the basement complete with glass skylight from the garden, a large open-plan reception room with fireplace on the ground floor and a beautifully extended kitchen all with underfloor heating. The kitchen has been stylishly fitted with top-quality Italian units (MK Cuccine), Miele appliances and Corian worktops. The house is smart with heating, lighting and CCTV controlled through smartphones. There are also electric shutter-blinds in the front bedroom and front reception room, ceilings speakers in all living areas and a projector in the media room. In addition there are cleverly-designed recessed coat cupboards in the hall.

All five bedrooms are good doubles and there are four contemporary bath/shower rooms, three of which are en-suite. The large master suite also has an excellent dressing room with bespoke wardrobes and shoe drawers. There is a spacious utility room and separate WC in the basement. The sunny garden has a fresh contemporary feel too with bright white rendered walls, astro-grass lawn and a patio area for outside dining.

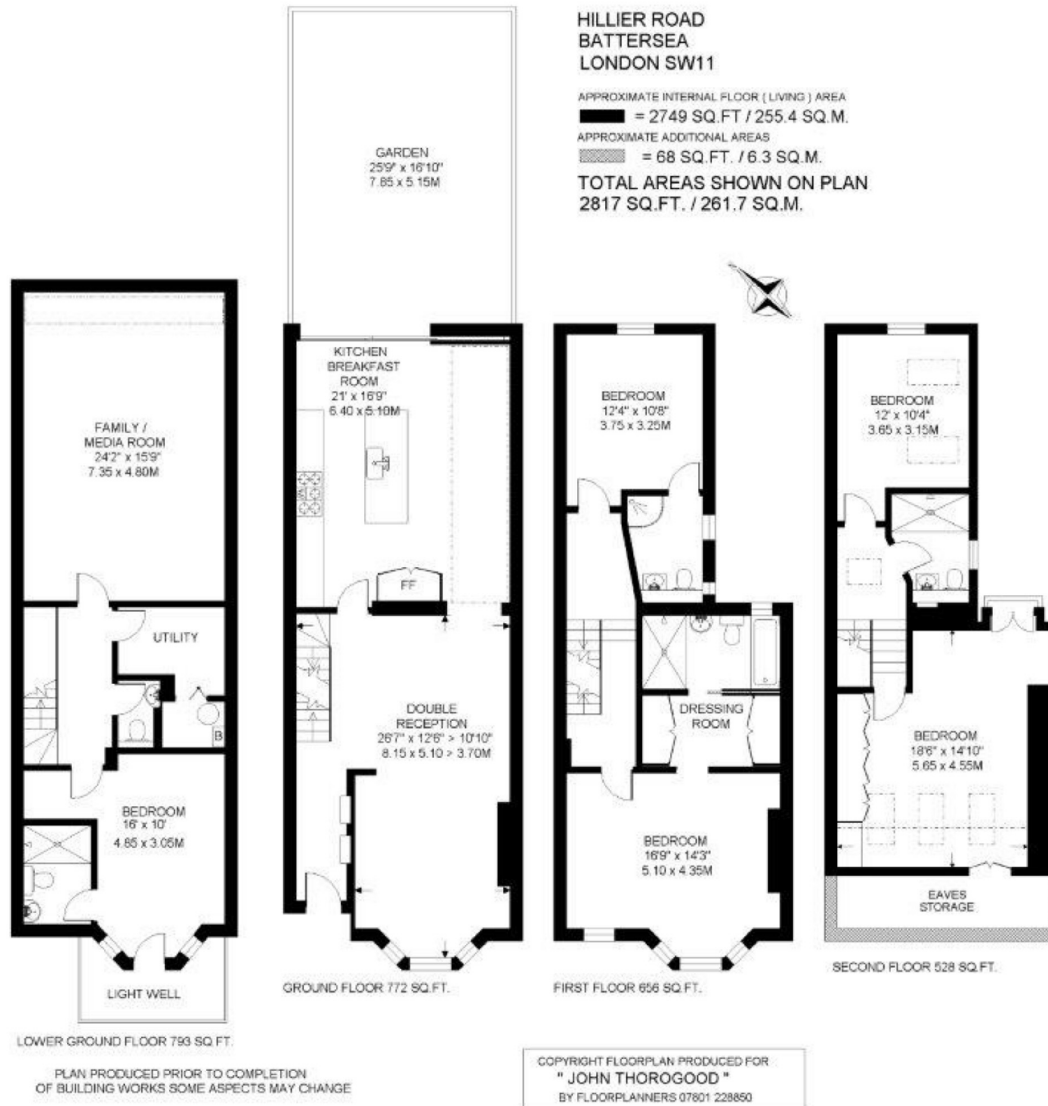
Hillier Road is one of the prime streets between Wandsworth and Clapham commons both of which offer a variety of recreational facilities. The house is convenient for transport from Clapham South and Clapham Junction (which have direct services to The City and West End) and close to excellent schools in both sectors, including Honeywell, Belleville and Thomas. The numerous fashionable wining, dining and shopping options of Northcote Road begin just a few hundred yards away.



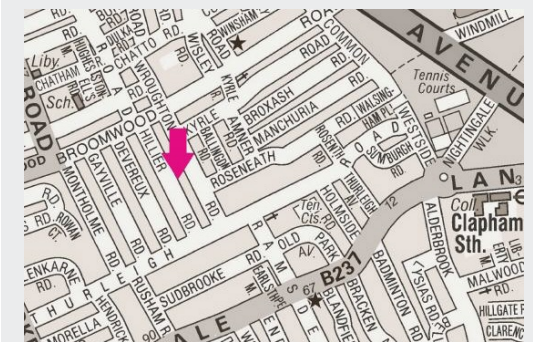
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PROPERTY FEATURES

- Open-Plan Reception
- Extended Kitchen
- 26 Garden
- Media/Family Room
- Utility Room
- Cloakroom / WC
- Master Suite
- 5 Double Bedrooms
- 4 Bath/Showers Rooms
- 2817 SQ. FT. / 261.7 SQ.M.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A	80	Very environmentally friendly - lower CO ₂ emissions (92-100) A	74
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D	68	(55-68) D	60
(29-54) E		(29-54) E	
(21-28) F		(21-28) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	



VIEWING BY APPOINTMENT ONLY

The particulars do not constitute part of an offer or contract: the particulars including text descriptions, photographs and plans are only for the guidance of prospective purchasers and must not be relied on as statements of fact: nothing in the particulars shall be deemed as a statement that the property is in good condition nor that any services or facilities are in good working order: measurements given are approximate: prior to viewing we recommend that you discuss particular points of interest with a staff member to avoid a wasted journey.

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FOR EVERY PROPERTY