Hamptons

INTERNATIONAL

Hillbury Road, London, SW17

6 3 2

GUIDE PRICE

£2,850,000

(£2,850,000)

Property details

Key features

- **Six Bedrooms**
- **2 Reception Rooms**
- **Kitchen Breakfast Room**
- **Further Kitchen**
- **WC**
- **Cellar**
- **3 Bathrooms**
- **Laundry Room**

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Description

This incredibly special double fronted Heaver Estate house is one of only a few to benefit from uninterrupted views across Tooting Bec Common.**RE-LISTED DECEMBER 2025**Extremely prestigious double fronted Heaver Estate period home with breath-taking views directly overlooking Tooting Bec Common. This impressive house is spacious and full of character, evident from the moment you walk into the welcoming reception hall. On the ground floor there are two fabulous reception rooms to the front with large bay windows and high ceilings.The back of the house has been opened up and extended to create a wonderful living space and kitchen with island unit and breakfast bar, dining area and open lounge area. Bi-folding doors lead onto the attractive garden which is over 60 ft long. Also on this level is the downstairs cloakroom and separate laundry room and stairs down to the cellar which houses four separate storage rooms.The central staircase leads upstairs and on the first floor, overlooking the common, there are two expansive bedrooms of which the principal boasts steps down to an en-suite shower room. There is another double bedroom and family bathroom on this level. The second floor is home to a further three double bedrooms, all of which are spacious, a bathroom, and an additional kitchen.SituationHillbury Road is one of the most sought after roads in the Heaver Conservation area as it runs alongside Tooting Bec Common. Balham train station (National Rail and Northern line) is only 0.8 miles away with Tooting Bec tube station (Northern line) 0.7 miles away. There is a huge variety of excellent shops, restaurants and bars in Balham and a great collection of primary and secondary schools in the area. Property Ref Number: HAM-53199

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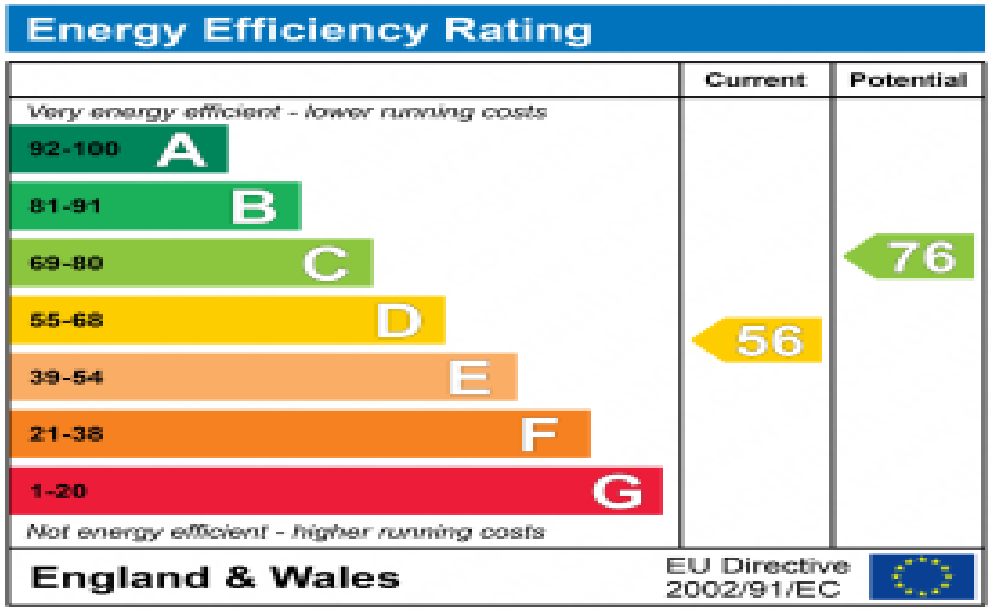

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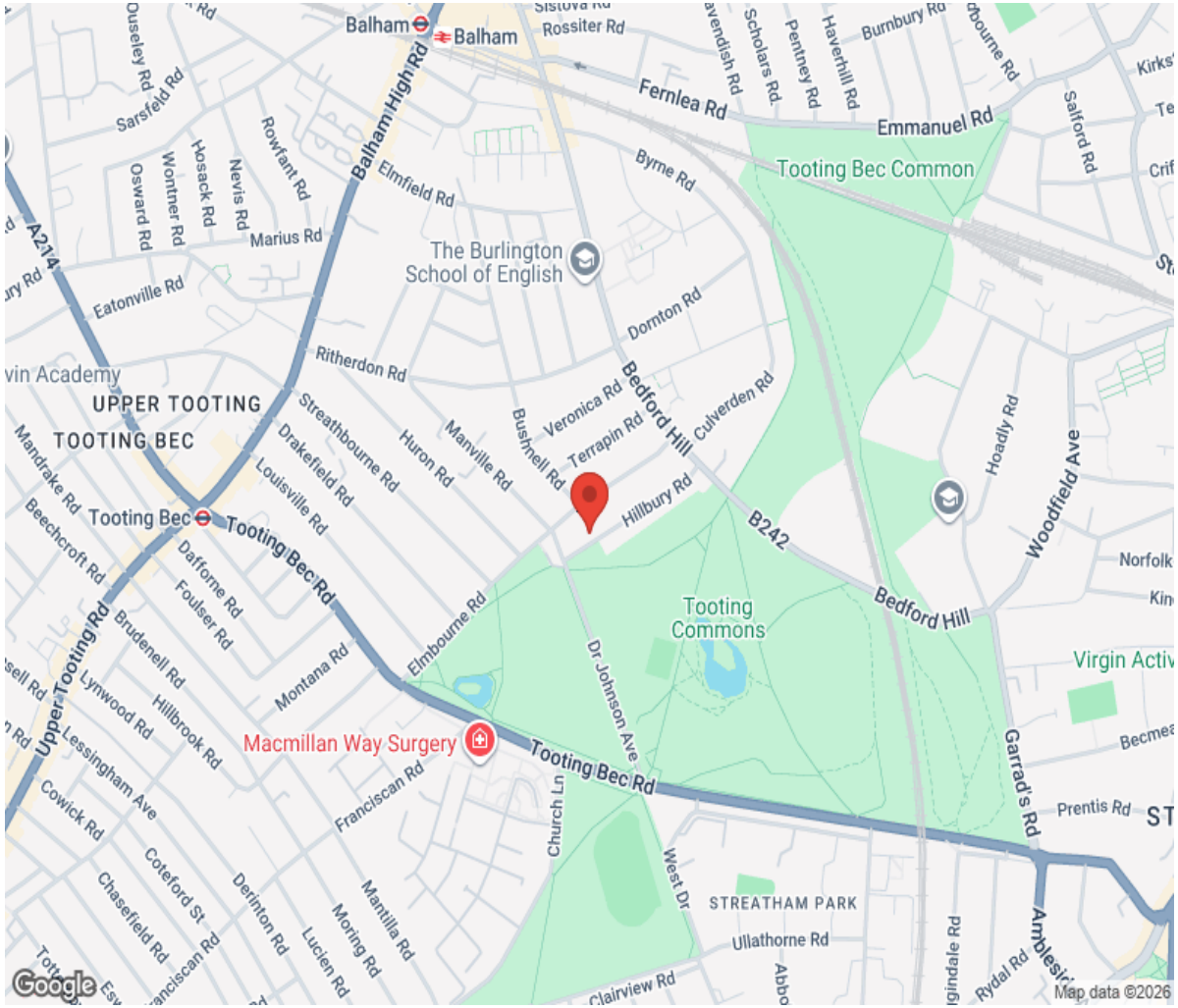
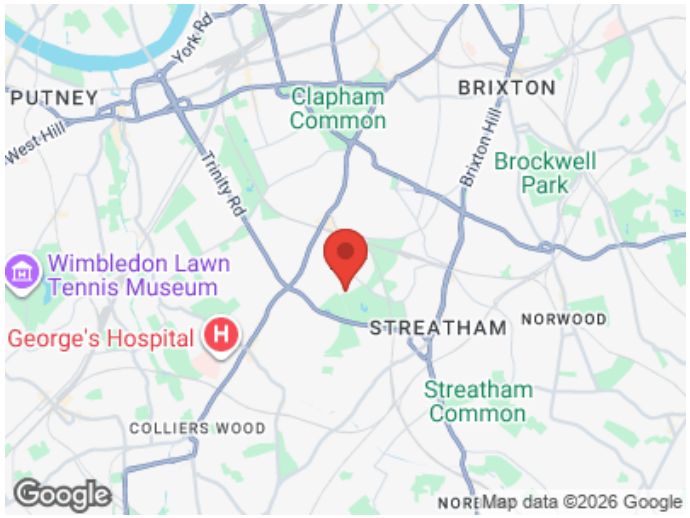
Floor plan

Location





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