

Hamptons

INTERNATIONAL



St. John's Hill, London, SW11

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GUIDE PRICE

£2,650,000

(£2,650,000)

Property details



Key features

- **4 Bedrooms**
- **4 En Suite Bathrooms**
- **23'7 Principal Reception Room**
- **32' Kitchen/Dining Room**
- **Cinema Room**
- **Utility Room**
- **2 WC's**
- **43' South Facing Landscaped Garden**
- **Central Courtyard Atrium With 30' x 30' Pool**
- **Air-Conditioned Throughout**

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Description

A spectacular and truly unique, contemporary home spanning 3,173 square feet, discreetly positioned behind a stunning and private, 43' south-facing landscaped garden, built within the grounds of this beautifully restored 19th Century church. The cleverly designed and flexible living space spans over three floors, centered around a triple height glazed internal courtyard creating a dramatic atrium filling the principle rooms with natural light. Perfect for entertaining, the space includes a 23'7" reception room with stunning bespoke built-in cabinetry, WC/cloak cupboard, cinema room, a superb 32' kitchen/dining room featuring exquisite Maya bronze, birch bespoke cabinetry with high-end appliances, a wonderful curved central island/breakfast bar, a separate utility room and WC. In addition, there are four generous bedrooms, each with their own en suite bathrooms. Situation Sanctuary House is located on the grounds of the beautiful church conversion located off the ever popular St John's Hill and within walking distance of the well renowned Northcote Road, both offering an excellent selection of boutique shops, bars and restaurants. Nearby transport links are excellent and include Clapham Junction 0.3 miles distant offering fast and frequent rail services to Victoria, Waterloo and Gatwick airport. There are also excellent bus services into Chelsea and South Kensington. The area further benefits from an excellent selection of private and state schools. Property Ref Number: HAM-61542













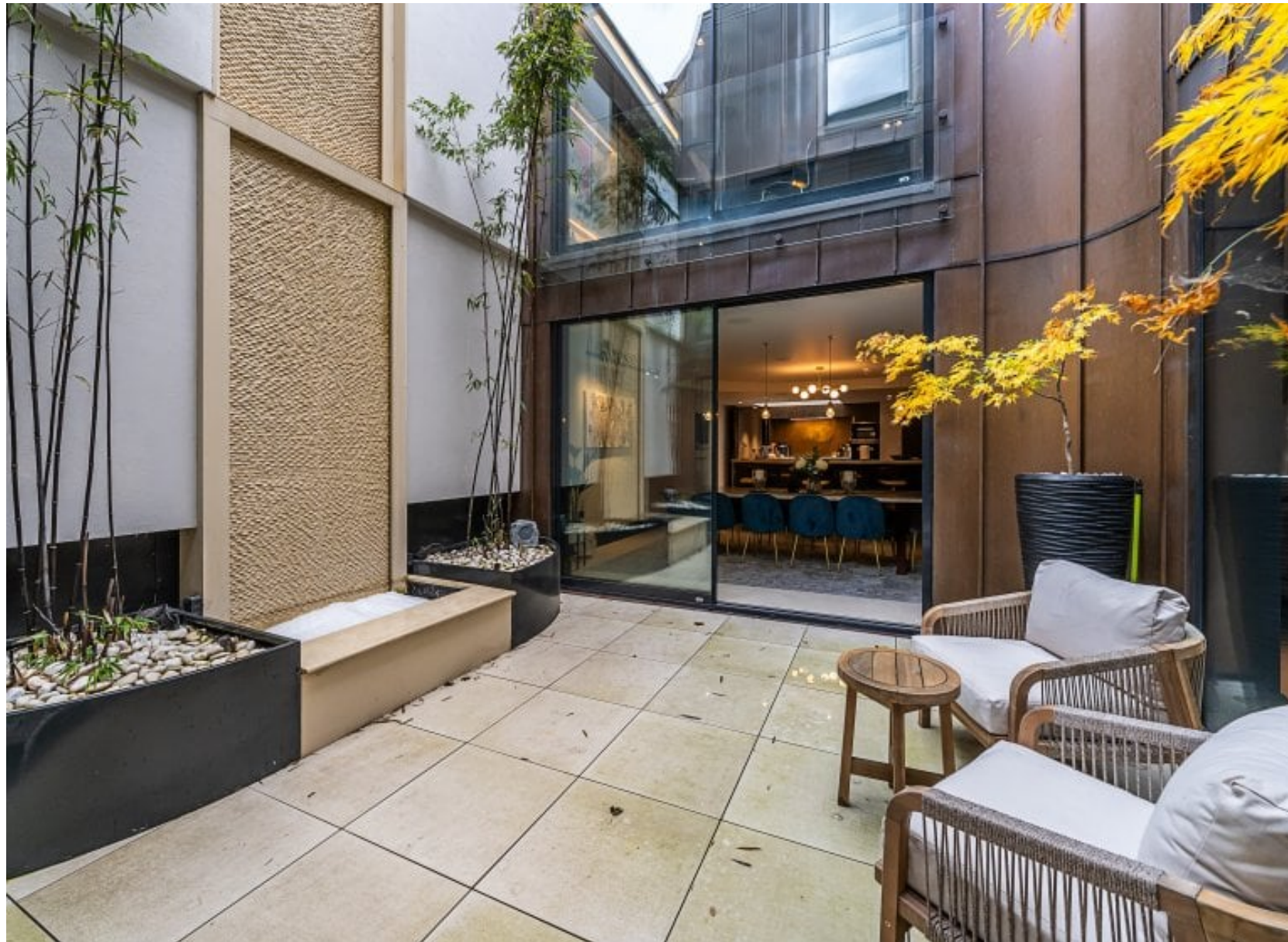


































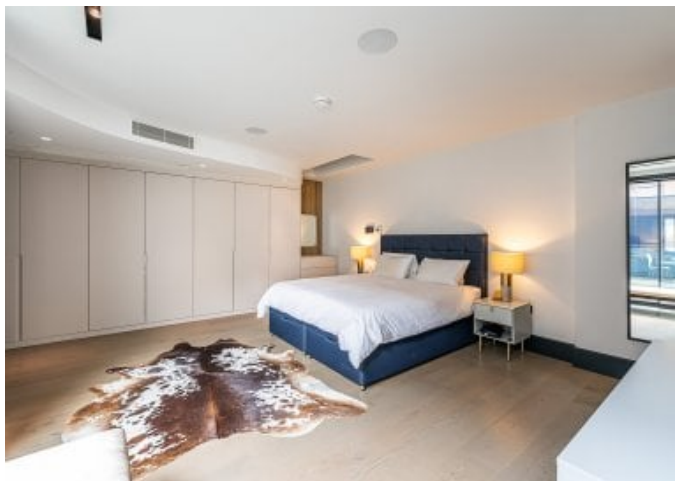








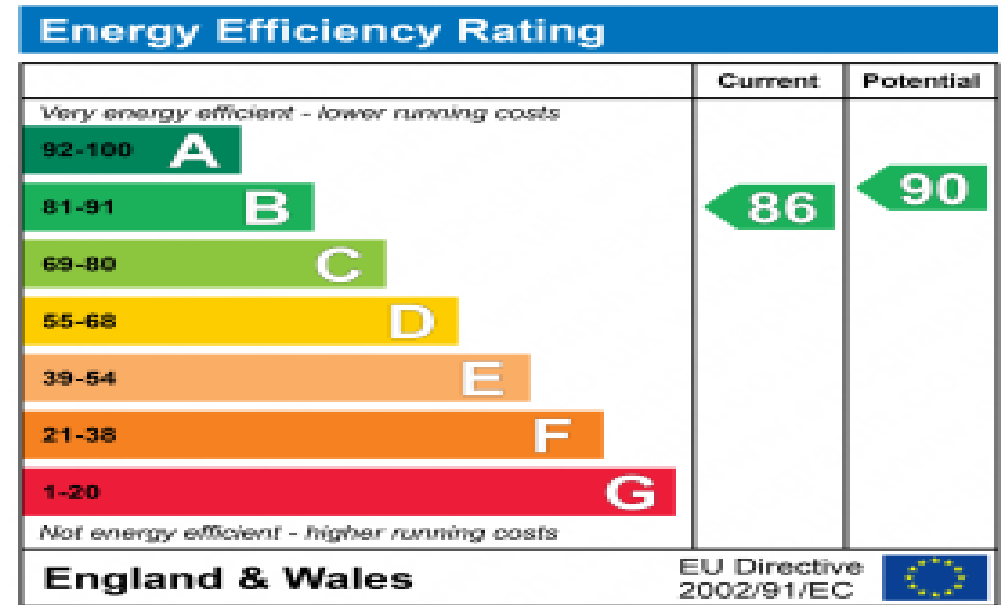












Floor plan

ST. JOHNS HILL

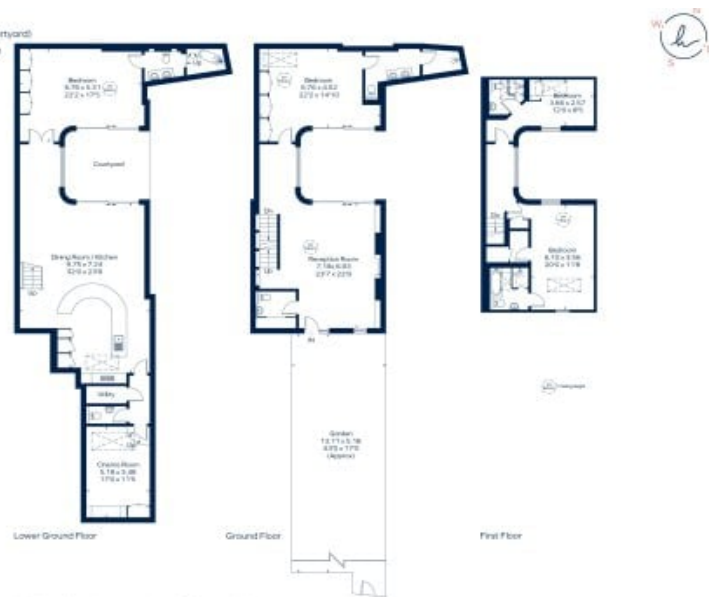
Approximate Gross Internal Area (excluding courtyard)

Lower Ground floor = 1507 sq. ft. (140.0 sq. m.)

Ground floor = 1028 sq. ft. (95.5 sq. m.)

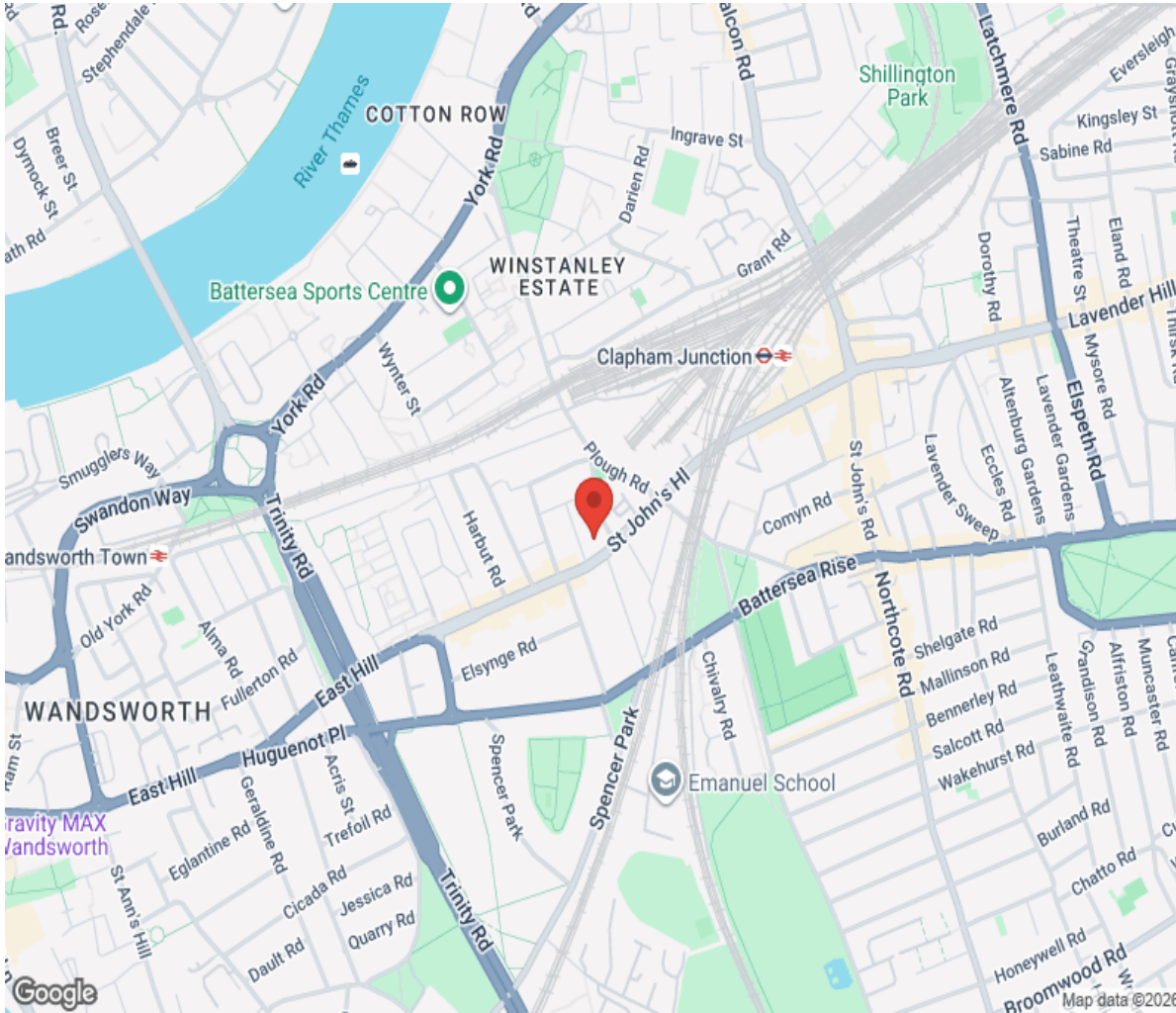
First floor = 638 sq. ft. (59.3 sq. m.)

Total = 3173 sq. ft. (294.8 sq. m.)



This plan is for your guidance only. Not drawn to scale unless stated. We reserve the right to alter the plan without notice. We do not accept any liability in the presentation of this plan. Please check all dimensions, fixtures and fittings before making any decisions about your purchase.

Location



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INTERNATIONAL

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