

Hamptons

INTERNATIONAL



Park Hill, London, SW4

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GUIDE PRICE

£3,000,000

(£3,000,000)

Property details



Key features

- **4/5 Bedrooms**
- **Drawing Room**
- **Dining Room Kitchen/Dining/Family**
- **Study/Bedroom 5**
- **Laundry Area**
- **En Suite Bathroom**
- **2 Family Bathrooms**
- **Driveway Parking**
- **Spacious Garage**
- **Approx. 100' Walled Garden**

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Description

A stunningly elegant and beautifully proportioned family home with approx.100' walled garden, off street parking and sizable garage. This highly desirable Georgian Villa comprises: Impressive hallway opening onto two double aspect reception rooms with large sash windows, original shutters, ornate plaster-work and original fireplaces. From the hallway, there is access down to the rear garden and a separate WC. The lower ground provides a wonderful open-plan kitchen/dining/reception room with integrated appliances, Aga range cooker, useful store room, separate pantry and access out to a paved terrace with a wonderful mature garden beyond. From the kitchen, there is access to a sizable garage with electronically operated door, laundry area with an additional study/bedroom 5 to the rear. On the first floor, there is a generous, double aspect principal bedroom with beautifully appointed en suite bathroom, two further double bedrooms and a recently refurbished family bathroom. On the second floor there is a generous bedroom, which could be converted back into two double rooms and a modern family bathroom. Situation The property is located on Park Hill, a quiet, pretty tree lined street close to Clapham Common and on the fringes of the charming and historic Abbeville Village which features an assortment of amenities, boutiques, restaurants and cafes. Transport links are excellent with Clapham High Street (Overground) and Clapham Common (Underground) stations close by serving the West End and City. Additionally, there are excellent local bus services. Property Ref Number: HAM-0525























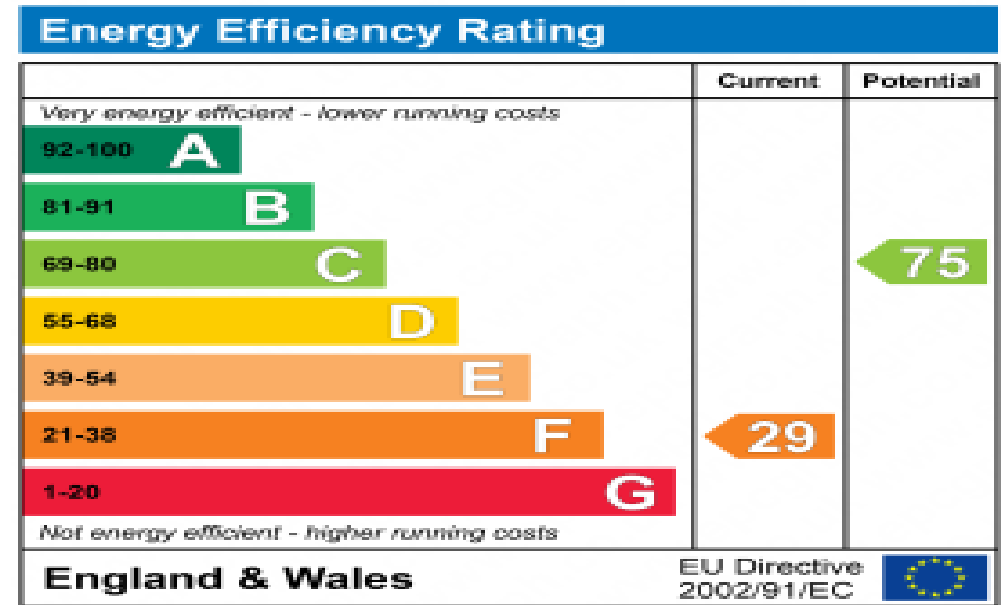












Floor plan

FABR HILL

Approximate Gross Internal Area (excluding reduced headroom / eaves)

Lower Ground floor = 647 sq. ft. (60.1 sq. m.)

Raised Ground floor = 661 sq. ft. (61.4 sq. m.)

First floor = 695 sq. ft. (64.6 sq. m.)

Second floor = 400 sq. ft. (37.2 sq. m.)

Reduced headroom / Eaves = 165 sq. ft. (15.3 sq. m.)

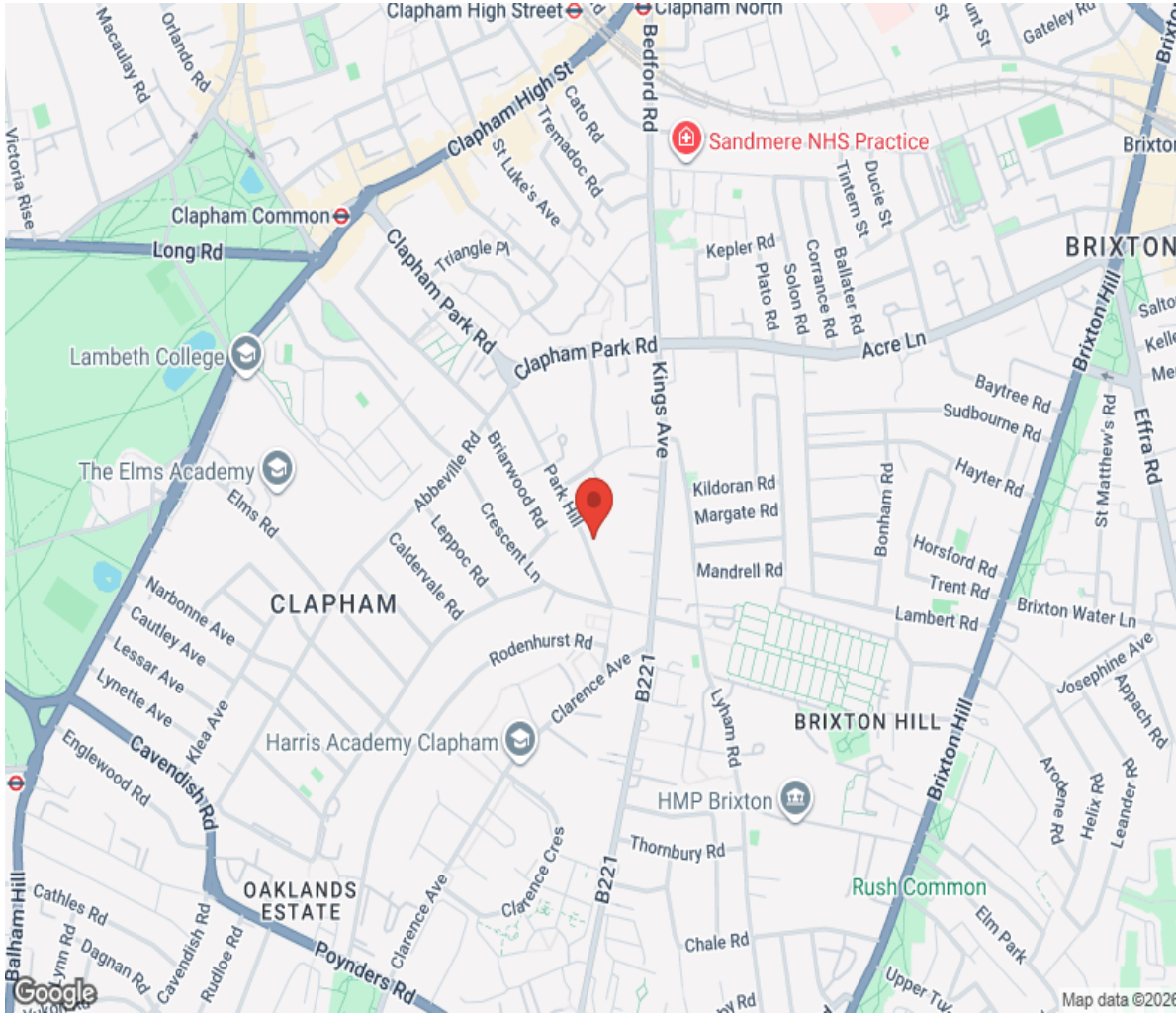
Total = 2568 sq. ft. (238.6 sq. m.)

Garage / Office = 608 sq. ft. (56.5 sq. m.)



This plan is for layout guidance only. Not shown to scale unless stated. All values and floor openings are approximate. Sit all furniture in situ in the preparation of this plan, please check all dimensions, shapes and complex bearings before making any decisions reliant upon them.

Location



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