



Hillside Road, SW2

£1,000,000 *Freehold*

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KEY FEATURES

- Five flexible bedroom layout
- Expansive private roof terrace
- Overlooks Hillside Gardens Park
- Substantial full-width storage cellar
- Massive private front garden
- Additional large entertaining terrace
- Excellent multi-station transport links
- Abundant original character features

Set behind a massive private front garden directly overlooking Hillside Gardens Park, this unique residence is packed with original character, featuring expansive outdoor entertaining spaces, sweeping elevated views across London, and an exceptionally large cellar extending across the full width of the property. The ground-floor entrance opens into a wide hallway leading to a bright reception room framed by a wide bay window and character detailing. Adjacent sits the fitted kitchen and breakfast area, providing ample workspace and cabinetry. Double doors lead directly out onto an expansive paved terrace, while a dedicated staircase ascends from the kitchen to an exceptional rooftop terrace capturing far-reaching panoramic views. Across the main ground level are three well-proportioned bedrooms, served by a central family bathroom suite and a practical separate WC. The lower ground floor provides exceptional versatility, currently arranged as an independent living zone comprising a double bedroom, a separate reception room (easily utilised as a fifth bedroom), a fitted shower room, and hallway access leading into a vast, full-width cellar that offers superb additional storage. Hillside Road is a quiet residential street ideally placed between Streatham Hill and Tulse Hill. Positioned directly opposite the house is Hillside Gardens Park, offering public tennis and basketball courts, an outdoor gym, a children's playground, a One O'Clock Club, picnic spaces, and community allotments. Commuters are well catered for with Streatham Hill station within easy reach for direct Southern rail services into London Victoria, London Bridge, and Clapham Junction, while nearby Tulse Hill station provides Thameslink connections to Blackfriars and the City. Regular local bus services run swiftly down Brixton Hill into central Brixton for the Victoria Line. The immediate area also benefits from an excellent selection of independent cafes, artisan bakeries, and everyday amenities along Streatham High Road, alongside popular neighbourhood schools including Dunraven School and St Martin-in-the-Fields High School.

Streatham

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Basement



Ground Floor



First Floor

**Approximate total area[®]**134.9 m²1452 ft²**Balconies and terraces**178.8 m²1925 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		82 B
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Freehold
Council Tax Band: E
EPC rating: E

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