



Hillside Road, SW2

£1,500,000 *Freehold*

4  2  3 

KEY FEATURES

- Four spacious double bedrooms
- Stunning open-plan living space
- Private terrace plus rooftop
- Landscaped front garden
- Second reception/games room
- Garage arranged as gym
- Home office
- Three modern bath/shower rooms

Beautifully positioned on a quiet residential street between Herne Hill, Tulse Hill, Brixton and Streatham Hill, this exceptionally designed four-bedroom detached home offers a rare combination of lateral space, architectural charm and luxurious contemporary living. Finished to an outstanding standard throughout, the property unfolds over multiple levels, each thoughtfully arranged to maximise natural light and seamless indoor-outdoor flow. The ground floor centres around a spectacular open-plan kitchen and reception room, bathed in light from large windows and opening directly onto a generous private terrace - perfect for entertaining, dining or unwinding. This level also includes four well-proportioned bedrooms, a stylish family bathroom and a practical utility room. A standout feature of the home is its remarkable rooftop terrace, offering expansive views across the skyline - an idyllic retreat for sunset evenings, morning coffee or hosting guests. On the lower ground floor, a spacious garage currently arranged as a home gym sits alongside a dedicated office and an impressive second reception/games room with its own shower room, adding to the home's excellent provision of bath and shower facilities and providing superb flexibility for working, relaxing or multi-generational living. Externally, the property enjoys a beautifully landscaped front garden, creating an elegant and welcoming approach that reflects the calibre of the home. This is a rare opportunity to acquire a truly special house offering exceptional design, versatility and outdoor space in a desirable location. Hillside Road is a peaceful, tree-lined residential street ideally placed for the amenities of Herne Hill, Brixton, Tulse Hill and Streatham Hill. Brockwell Park, with its iconic Lido, walled garden and rolling fields, is within easy reach. Excellent transport links include Herne Hill (Victoria, Thameslink), Tulse Hill (Thameslink) and frequent buses into Brixton (Victoria Line), providing swift journeys into the City and West End. The area also benefits from popular cafés, independent shops, vibrant eateries and outstanding local schools.

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Approximate total area[®]

219.5 m²

2363 ft²

Balconies and terraces

171.8 m²

1849 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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		77 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

MATERIAL INFO

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

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