



## Hillside Road, SW2

£625,000 *Share of Freehold*



### KEY FEATURES

- Two double bedrooms
- Two modern bathrooms
- Open plan kitchen living
- Two private terraces
- Excellent cellar storage
- Gated parking available
- Fantastic transport connections

Tucked away within a peaceful, tree-lined setting, this exceptional two-bedroom apartment offers a brilliant blend of character, space and outdoor living, with two private terraces including an enormous roof terrace that delivers a genuine wow-factor the moment you step outside. The home opens into a welcoming entrance hall, with the front garden at the entrance delimited to the flat, providing a lovely first impression and a useful outdoor space for plants, bikes, or simply a quiet spot to sit. Leading through to a bright and stylish open-plan kitchen and living area. This is an impressive entertaining space, beautifully presented and finished with a contemporary kitchen, generous worktop space, and plenty of room for a dining table and comfortable seating. Double doors open onto the first terrace, creating an easy indoor-outdoor flow and a perfect spot for morning coffee or summer dining. A further staircase leads up to the show-stopping roof terrace - a vast outdoor space that feels more like a private rooftop garden than a typical London terrace. Whether hosting friends, enjoying sunset views, or simply having space to breathe, it's an unbeatable feature and the standout selling point of the property. Both bedrooms are well-proportioned and thoughtfully separated from the main living space, offering flexibility for sharers, guests, or working from home. The principal bedroom benefits from an en-suite bathroom, while a second bathroom serves the remaining accommodation, finished in a clean and modern style. One of the most unexpected and valuable features of the flat is the substantial cellar storage space, with reduced height but exceptional capacity - for anyone who values practical storage in London living. The property also benefits from parking within a gated complex, adding a rare layer of convenience to such a well-connected location. Hillside Road is a peaceful 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 open green spaces, is within easy reach, while nearby Hillside Gardens offers a more local spot for dog walks and tennis courts. 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 is also well served by popular cafés, independent shops, vibrant eateries and

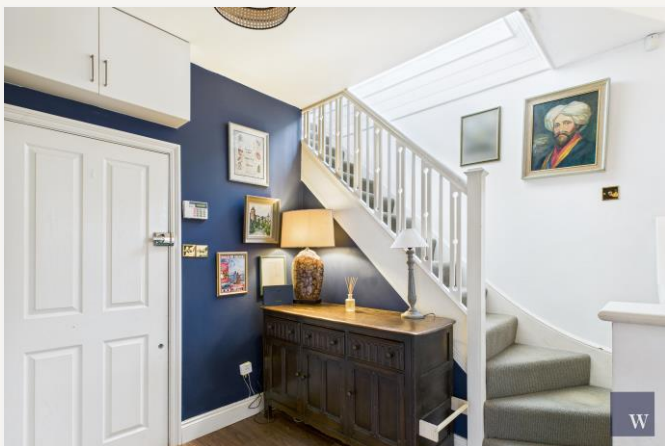
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020 8769 6699 | [streatham@winkworth.co.uk](mailto:streatham@winkworth.co.uk)

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Terrace

Second Floor

W

Approximate total area<sup>(1)</sup>

81.7 m<sup>2</sup>

880 ft<sup>2</sup>

Balconies and terraces

104.3 m<sup>2</sup>

1122 ft<sup>2</sup>

(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		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Share of Freehold  
Council Tax Band: D  
EPC rating: C