



Hillside Road, SW2

OIEO £600,000 *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 demised 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.

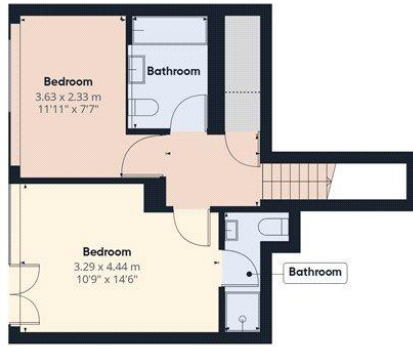
A further staircase leads up to the show-stopping roof terrace - a vast outdoor space that feels more like a private rooftop garden than a typical London terrace. Whether hosting friends, enjoying sunset views, or simply having space to breathe, it's an unbeatable feature and the standout selling point of the property.

Streatham

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Ground Floor



First Floor

Second Floor

Approximate total area⁽¹⁾

81.7 m²
880 ft²

Balconies and terraces

104.3 m²
1122 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		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

Term: 981 year and 11 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: D

EPC rating: C

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