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## Hillside Road, SW2

OIEO £600,000 *Share of Freehold*

2 1 2

### 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.

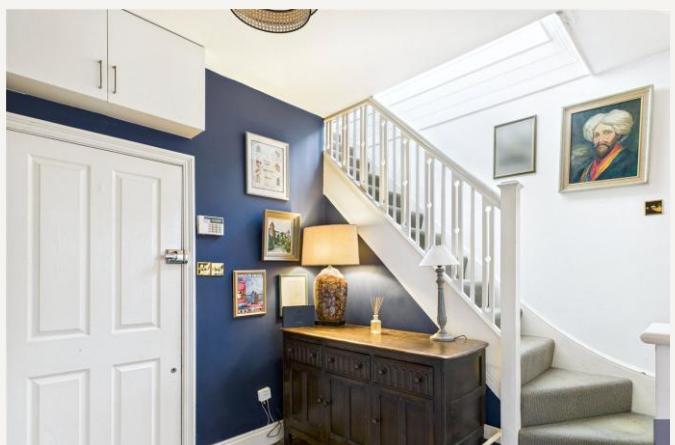
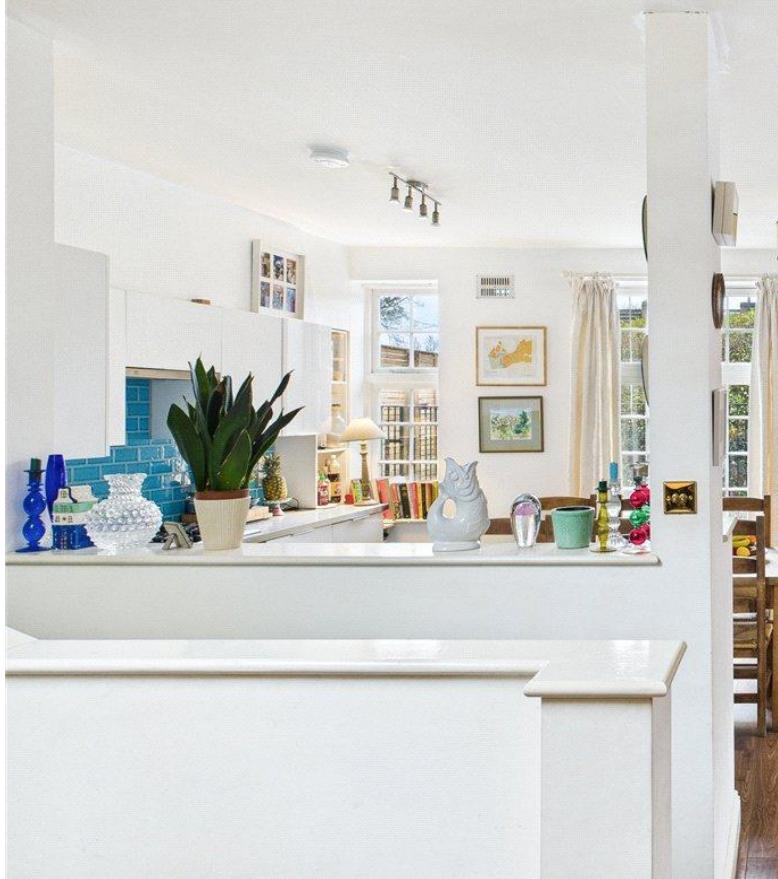
The home opens into a welcoming entrance hall, with the front garden at the entrance demised to the flat, providing a lovely first impression and a useful outdoor space for plants, bikes, or simply a quiet spot to sit. Leading through to a bright and stylish open-plan kitchen and living area. This is an impressive entertaining space,

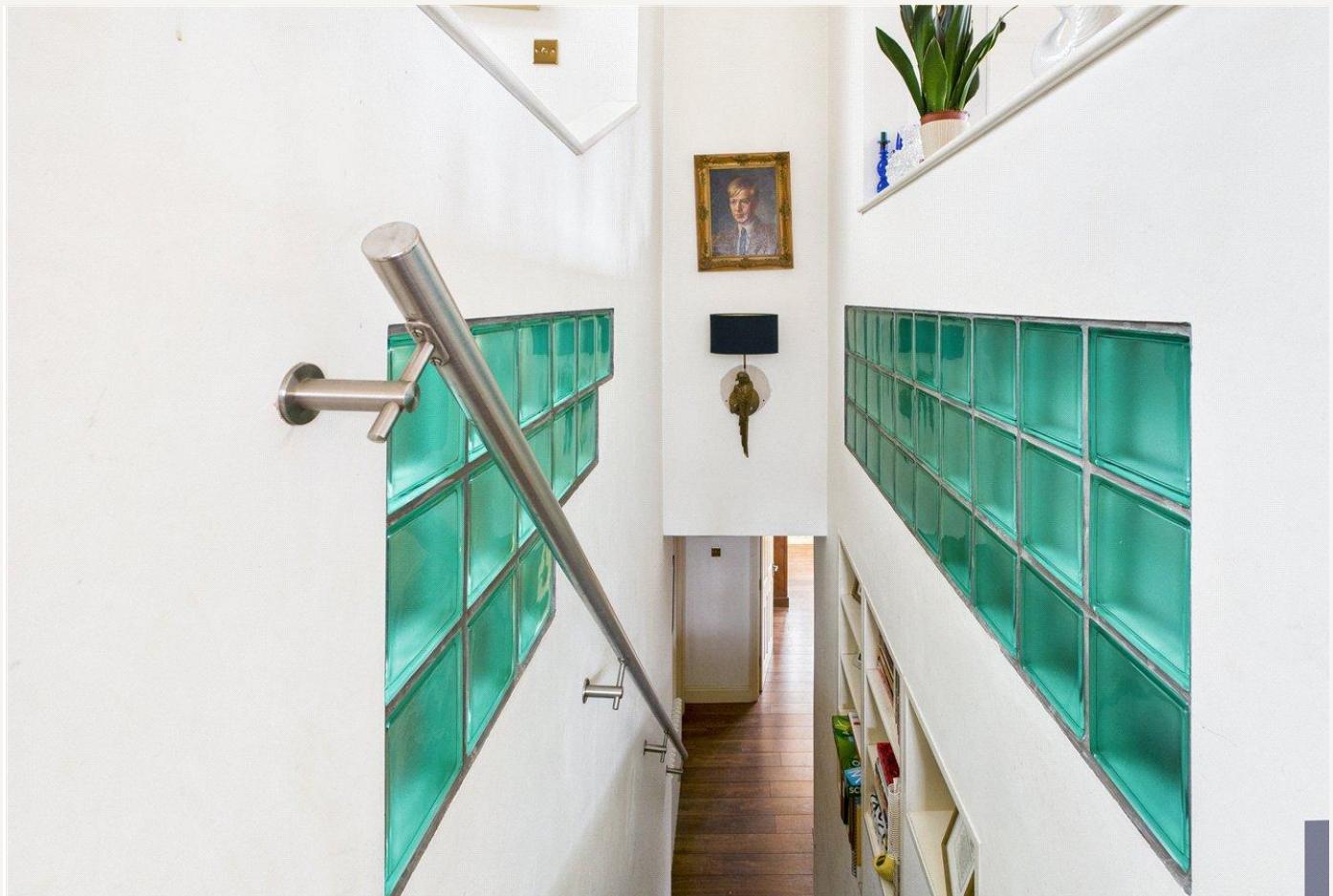
beautifully presented and finished with a contemporary kitchen, generous worktop space, and plenty of room for a dining table and comfortable seating. Double doors open onto the first terrace, creating an easy indoor-outdoor flow and a perfect spot for morning coffee or summer dining.

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<sup>(1)</sup>81.7 m<sup>2</sup>880 ft<sup>2</sup>

## Balconies and terraces

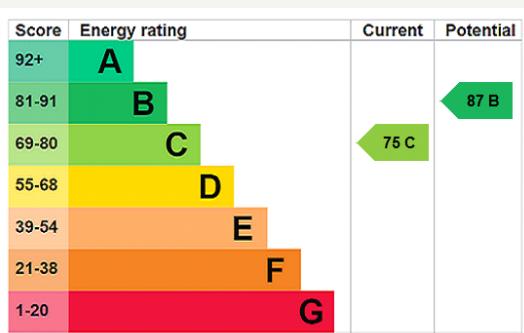
104.3 m<sup>2</sup>1122 ft<sup>2</sup><sup>(1)</sup> Excluding balconies and terraces

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



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