





With an interior by award-winning designers Minale & Minale, this exceptional property has been the subject of a recent programme of extension and refurbishment. The result is a superb family home of 2739 square feet which is fully equipped for modern living. Situated very close to Northcote Road, Honeywell School and tube/train links to The City/ West End.

This outstanding property has an excellent finish and superb attention to detail throughout. The transformation from the original Victorian layout is impressive the property has a whole new top floor, a wonderful side extension and a spacious basement conversion with clever introduction of natural light into the middle of the basement level. Highlights include a sumptuous master bedroom suite, a superb family/cinema room, a sensational extended kitchen/ family room with top quality Gaggenau/Miele appliances and wooden flooring throughout.

The house is very close to both Wandsworth and Clapham Commons, two excellent state schools, Honeywell and Belleville, and numerous first-class private schools. Fashionable Northcote Road, with its wonderful selection of specialist shops, restaurants and cafes begins about 100 metres away. Close by, there are direct train and tube links to The City and West End from Clapham South tube, Wandsworth Common and Clapham Junction stations.



Hillier Road

Between the Commons SW11

FOR SALE

PROPERTY FEATURES

- Entrance Hall
- Double Reception Room
- Kitchen/Breakfast Room
- Cinema/Family Room
- Utility Room
- Master Bedroom Suite
- 5 Double Bedrooms (total)
- 4 Bath/Shower Rooms (total)
- Cloakroom/WC
- 2739 SQ.FT / 254.4 SQ.MT



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	81		75
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

The particulars do not constitute part of an offer or contract. The particulars including text descriptions, photographs and plans are only for the guidance of prospective purchasers and must not be relied on as statements of fact. Nothing in the particulars shall be deemed as a statement that the property is in good condition nor that any services or facilities are in good working order. Measurements given are approximate. Prior to viewing we recommend that you discuss particular points of interest with a staff member to avoid a wasted journey.



020 7228 7474 | sales@john-thorogood.co.uk
140 Northcote Road SW11 6QZ | john-thorogood.co.uk



HILLIER ROAD BATTERSEA LONDON SW11

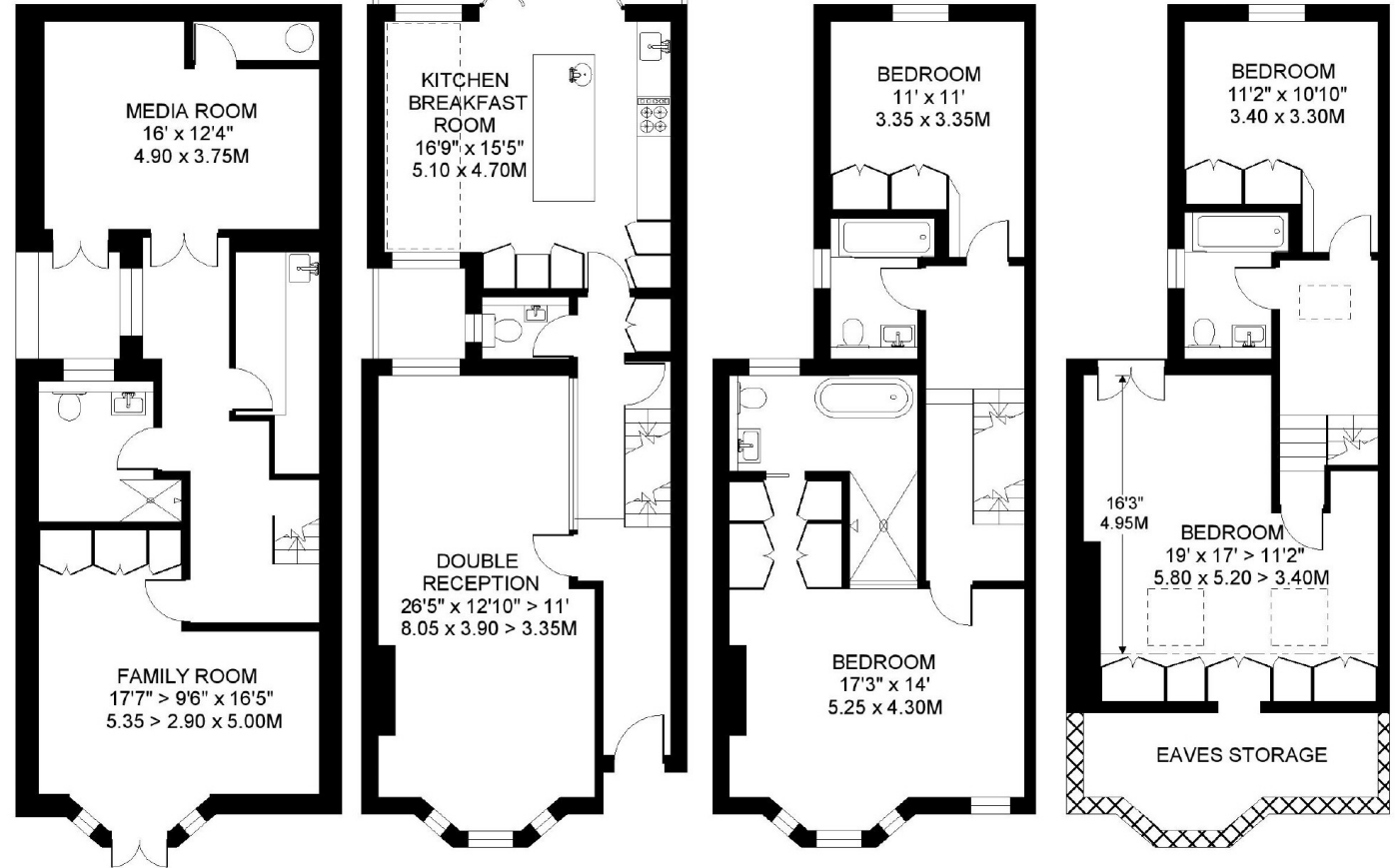
APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 = 2643 SQ.FT / 245.5 SQ.M.

APPROXIMATE ADDITIONAL AREAS
 = 96 SQ.FT. / 8.9 SQ.M.

TOTAL AREAS SHOWN ON PLAN
 2739 SQ.FT. / 254.4 SQ.M.



GARDEN
26' x 16'9"
7.95 x 5.10M



LOWER GROUND FLOOR 695 SQ.FT.

GROUND FLOOR 725 SQ.FT.

FIRST FLOOR 670 SQ.FT.

SECOND FLOOR 553 SQ.FT.

COPYRIGHT FLOORPLAN PRODUCED FOR
 "JOHN THOROGOOD"
 BY FLOORPLANNERS 07801 228850