

**FOR SALE**



Hilldown Road, Streatham, SW16

GUIDE PRICE £925,000 Freehold

 4

 2

  
**samuel estates**  
YOUR PROPERTY • OUR BUSINESS

# Property Description

Welcome to this inviting four-bedroom home, perfectly nestled on the serene Hilldown Road. Spanning two spacious floors, this impressive property is designed for both comfort and style.

The bright and airy double reception room provides an ideal setting for both relaxation and entertaining, complemented by a well-appointed bathroom. The modern kitchen, thoughtfully designed with a dining area, offers a seamless flow to the large garden, creating the perfect space for indoor-outdoor living.


Upstairs, the property boasts four generously sized bedrooms, including a delightful third bedroom that opens directly onto a private balcony. This floor is further complemented by a well-appointed bathroom and a separate WC, offering convenience and comfort for the entire household.

Ideally located, Hilldown Road is a peaceful residential street just off the bustling High Street, providing a fantastic array of shops, restaurants, and transport links. For nature lovers, the beautiful green open spaces of Streatham Common are within walking distance, offering the perfect escape for leisurely strolls or outdoor activities.

## Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 <b>A</b>		
81-91 <b>B</b>		<b>81</b>
69-80 <b>C</b>		
55-68 <b>D</b>		
39-54 <b>E</b>	<b>54</b>	
21-38 <b>F</b>		
1-20 <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	











Ground Floor

Approximate total area<sup>†</sup>

1518.56 ft<sup>2</sup>

141.08 m<sup>2</sup>



Floor 1

(†) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

## Material Information

Tenure – Freehold

Council Tax Band – E

Local Authority – Lambeth Council



**Property Type**  
House (Terraced)



**Construction Type**  
Brick



**Parking**  
Street Parking



**External Wall Survey**  
N/A



**Water Supply**  
Thames Water



**Electricity Supply**  
Mains



**Heating**  
Central Gas Heating



**Broadband**  
Standard/ Superfast/  
Ultrafast



**Mobile Signal**  
Average Coverage

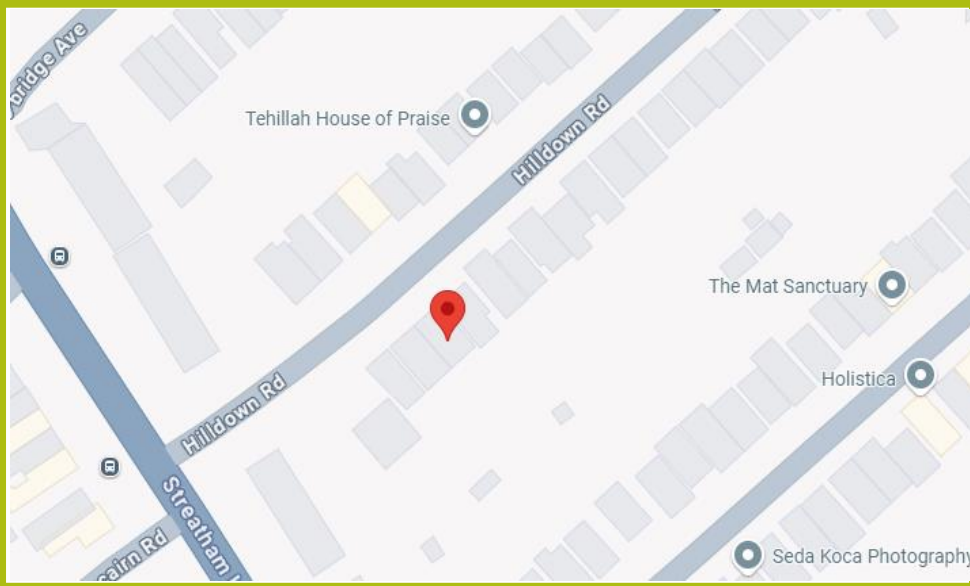


**Flood Risk**

*Has the property been flooded in the past five years: NO*  
Risk Level: Low



**Proposed Development  
in Immediate Locality?**  
None



### Balham

45 Bedford Hill,  
London, SW12 9EY  
☎ 020 8673 4666

### Colliers Wood & Wimbledon

30 Watermill Way,  
London, SW19 2RT  
☎ 020 8090 9000

### Streatham

432/434 Streatham High Road  
London, SW16 3PX  
☎ 0208 679 9889

