



PARK HILL

Wandsworth SW4



A UNIQUE OPPORTUNITY IN A SOUGHT-AFTER LOCATION

This handsome detached villa offers a rare opportunity to acquire a substantial freehold home with immense scope to update, extend and personalise.



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Local Authority: London Borough of Lambeth

Council Tax band: G

Tenure: Freehold

Guide price: £3,000,000



PARK HILL, WANDSWORTH SW4

Presented to the market for the first time in many years, the house occupies a prominent plot and retains a wealth of period charm, balanced by generously proportioned interiors and an exceptional garden.

Approached via an attractive front garden framed by two magnificent mature magnolia trees, the house immediately impresses with its classic façade and a sense of privacy and serenity. The entrance hallway opens onto two elegant reception rooms at ground floor level, both bathed in natural light from large sash windows. These superbly sized rooms feature ornate cornicing, original fireplaces and bespoke joinery, making them ideal for formal entertaining or relaxed family living.







WHERE COMFORT MEETS CONVENIENCE

The lower ground floor offers substantial and versatile living space, comprising a large kitchen and dining area, perfectly suited for family meals and informal gatherings. This level also includes a home office, guest bedroom, and a practical utility room with its own front and rear access, as well as a separate cloakroom/w/c.

Upstairs, the first floor provides three spacious double bedrooms, all with generous ceiling heights and period detailing. The principal bedroom occupies a quiet position overlooking the front garden, while a well-appointed family bathroom completes the accommodation on this level.

Undoubtedly one of the most impressive aspects of this home is its mature and expansive rear garden. Predominantly laid to lawn and bordered by a variety of established shrubs and flowering plants, the garden offers a rare sense of tranquillity in a prime London location. A paved terrace provides the perfect spot for al fresco dining, and access from both ground and lower ground floors enhances the indoor-outdoor flow.



THE BEST OF LONDON AT YOUR DOORSTEP

Further benefits include a detached garage with garden access, private off-street parking, and a generous loft which, subject to the necessary consents, could be converted to create additional living space or a fifth bedroom.

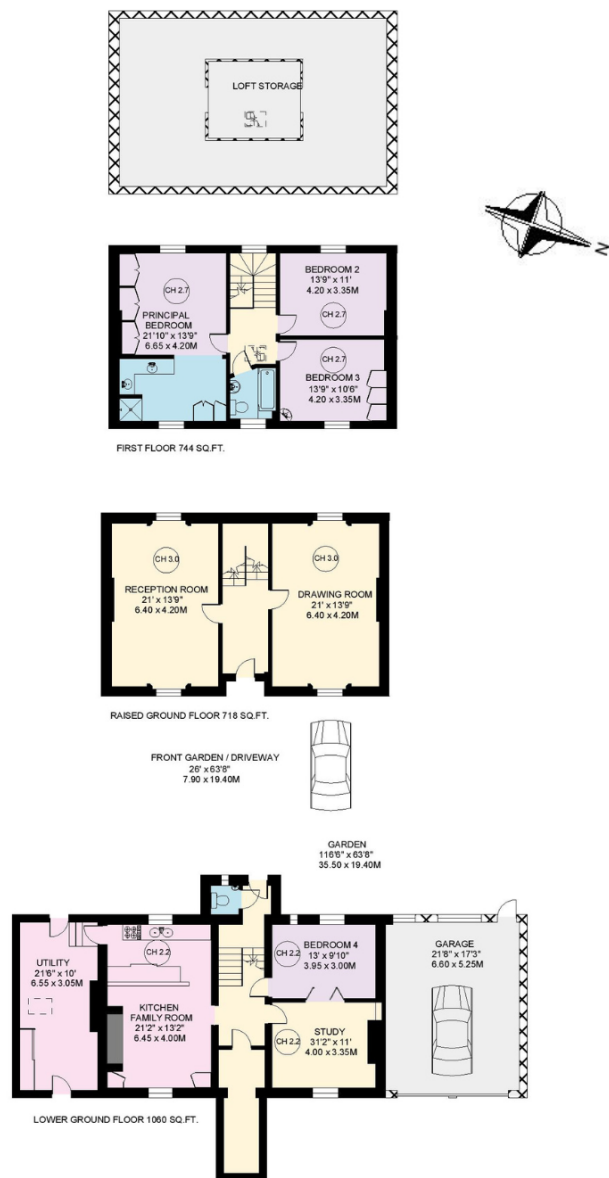
With its generous proportions, wonderful natural light, and prime location, this house offers enormous potential for a discerning buyer seeking a long-term family home with scope to create something truly special. Opportunities to acquire detached homes of this scale and character in Clapham are increasingly rare.

Located close to Abbeville village. Good transport links are nearby with Clapham Common Tube station 0.6mi away, providing access to the City and West End via the Northern Line. Brixton tube station is 1mi away and provides direct access to the Victoria Line. The green space of Clapham Common is close to hand and the area is well-served by a selection of state and private schools, IQRA Primary School and Sudbourne Primary School, as well as Eaton House The Manor and Parkgate House.









Approximate Gross Internal Area = 234.3 sq m / 2522 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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