



PARK HILL

London, SW4



PARK HILL

A magnificent detached Grade II listed Victorian Villa.



6



4



4

EPC

C



Local Authority: London Borough of Lambeth

Council Tax band: F

Tenure: Freehold

Guide price: £5,250,000



ABOUT THE PROPERTY

Suffolk Lodge is a mid 19th century detached residence on a large corner plot at the top of Park Hill. The house has been the subject of a complete and meticulous refurbishment, including a sensation basement and elipse spiral staircase in the garden. The refurbishment has taken several years, and the importance of many original internal and external architectural features has resulted in a one-of-a-kind family home. A large front gravel drive provides off street parking and an electric car charging point. The generous hallway leads to a sensational reception room with ornate lincrusta and fibrous ceilings, a statutory marble fireplace with sienna inlays a wonderful floor-to-ceiling bay window. On the opposite side of the house is a fabulous dining room complete with a rouge fireplace, original dumb waiter, and hand-carved oak flooring. Access to the large rear garden and a guest WC are also on this floor.







PERIOD AND MODERN LUXURY LIVING COMBINED

Entered via a polished plaster stairway, the space opens up to reveal an elegant walnut kitchen complete with a range of fitted miele appliances and a large island breakfast bar. The bi-folding doors allow light to flood the space from the unique ellipse which provides access up to the garden. Alongside the kitchen is a dining space with generous hidden storage, and a media room complete with integrated TV, subwoofers and AV receiver. There is also a gym, plant room, guest WC, and another access to the front of the house. Upstairs on the first floor is the principal bedroom suite which has beautiful walnut-bordered carpets and bespoke walnut wardrobes with brass inlays. The en suite has been finished to an immaculate standard and consists of a dual vanity, sperate shower and roll top bath. There are a further two bedrooms and a family bathroom on this floor. On the top floor are a further two bedrooms, both with generous eves storage and a shower room on the half landing. The house has been fitted with an alarm system, CAT5 Data throughout, cast iron radiators (mostly sourced from the British museum) a fire alarm, CCTV, an intercom system, SONOS music internally and in the garden and full LED lighting. It has a natural slate roof, cast iron downpipes and has a 10 year warranty on the build. It is clear that the current owners have spared no expense in the refurbishment but also shown great skill in bringing a historically important Villa back



A STUNNING HOME IN A SOUGHT-AFTER LOCATION

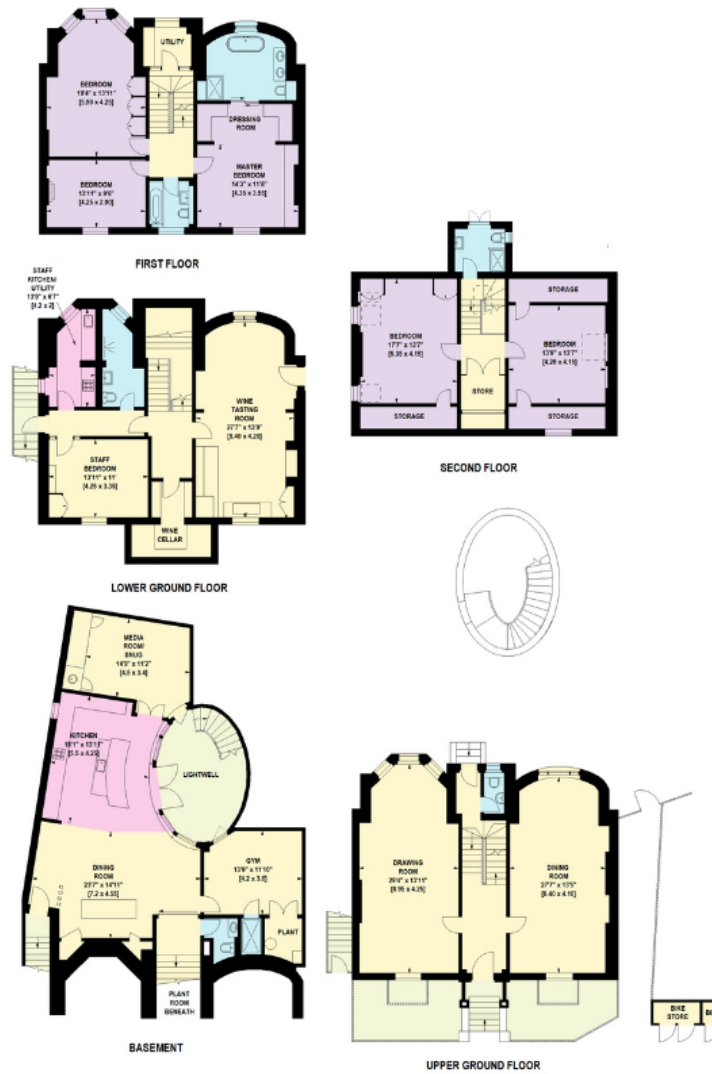
Park Hill is a straight and relatively wide road running northwest-southeast at the western edge of a conservation area. It has a quiet, leafy and suburban character with low traffic and footfall.

It is Located close to Abbeville village. Good transport links are nearby with Clapham Common Underground Station 0.6 miles away, providing access to the City and West End via the Northern Line. Brixton Underground Station is one mile 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.









(Including Basement / Loft Room)
Approximate Gross Internal Area = 444.73 sq m / 4,787 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.

Jack Gravestock
+44 20 3667 6751
jack.gravestock@knightfrank.com

Knight Frank Wandsworth
26 Bellevue Road
London SW17 7EB

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated August 2025. Photographs and videos dated August 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.