

# Hillyard Street
London, SW9

CHESTERTONS


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A well-positioned four-bedroom modern townhouse, thoughtfully designed to provide well-balanced accommodation and generous entertaining space throughout.

The ground floor features a spacious, light-filled reception room with direct access to a large rear garden extending to over 40ft in length. To the front of the property is a separate modern kitchen, offering ample storage and generous worktop space. This floor is completed by a convenient guest W/C and useful understairs storage cupboard.

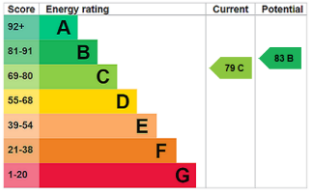
The first floor comprises two well-proportioned double bedrooms, served by a contemporary family bathroom. The top floor provides a further two double bedrooms, including the principal bedroom, which benefits from built-in wardrobes and a private ensuite shower room.

Extending to over 1,100 sq ft of living accommodation, the property further benefits from its own private driveway, providing off-street parking for one vehicle.

Hillyard Street is well located for access to local amenities and transport links, with Stockwell Underground Station approximately 0.6 miles away, providing access to both the Northern and Victoria lines.

- Town house
- Four bedrooms
- Freehold
- 41'ft garden
- Two bathrooms
- Driveway

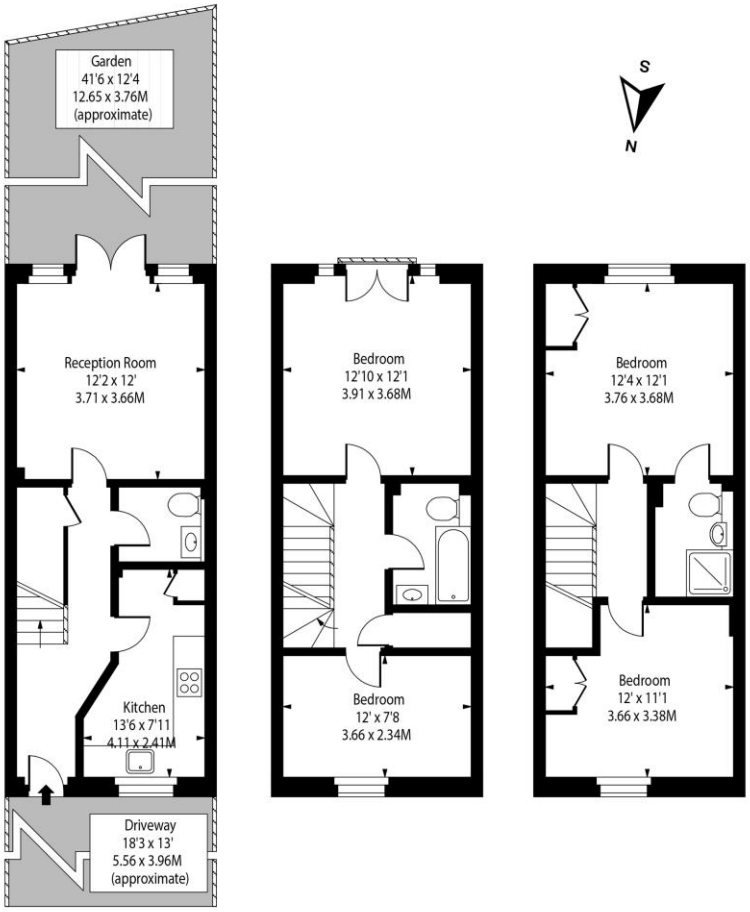
Asking Price £800,000




**Tenure:** Freehold
**Service Charge:** £0
**Ground Rent:** £0
**Local Authority:** Lambeth
**Council Tax Band:** F

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# Hillyard Street, SW9




Approx Gross Internal Area **1142 Sq Ft - 106.10 Sq M**

Includes Limited Use Area - 26 Sq Ft
Drawn in Accordance with IPMS 2: Residential
Illustration For Identification Purposes Only - Not to Scale
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