



Hillside Road, London
SW2

HAMPTONS
INTERNATIONAL

Beyond your expectations

A former Victorian hunting lodge EPC: G

Hamptons International

12 Red Post Hill, Dulwich, London, SE21 7BX

Sales. 020 7738 7622

dulwich@hamptons-int.com

www.hamptons.co.uk

4 Bedrooms | 2 Bathrooms | Reception Room | Dining Room | Kitchen | Breakfast Room | Office | WC | Garden | Garage

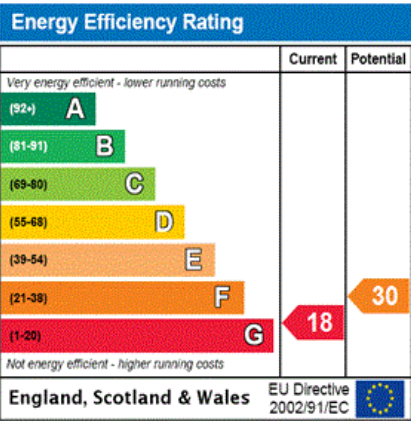
Asking Price £1,150,000 Freehold

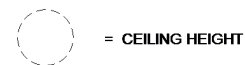
Description

A wonderfully evocative, detached, period property dating to the 19th century, which was reputedly built as a hunting lodge for the Rt Hon John Thomas, Baron Manners. Discreetly positioned behind wisteria covered walls, the house is fully enclosed and has a marvellous array of period features such as impressive high ceilings, some with ornate plaster detailing with complementary coving, period fireplaces and a variety of windows including multi pane sash and a magnificent leaded light window with stained glass inserts. Spacious reception rooms are gracious with polished wooden floors and some decorative timbers. The part walled garden has a west-facing aspect and is landscaped with level lawns, decked terracing and a selection of colourful herbaceous plants and shrubs. There is also a separate garage to the rear.

Location

Hillside Road is located on the borders of Streatham Hill and Tulse Hill with access to the local amenities along Norwood Road, including a gym and library. It is ideally placed for access to all the excellent Dulwich Schools as well as nearby Streatham Hill Primary School. Tulse Hill station (to London Bridge) is only half a mile away and Streatham Hill (to Victoria) is 0.8 miles away.





= CEILING HEIGHT

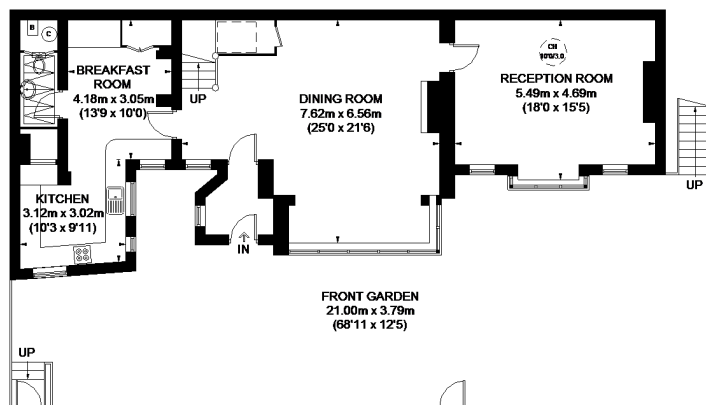


= SKYLIGHT / ROOF WINDOW

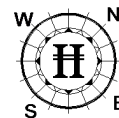


= REDUCED HEADROOM BELOW 1.5M / 5'0

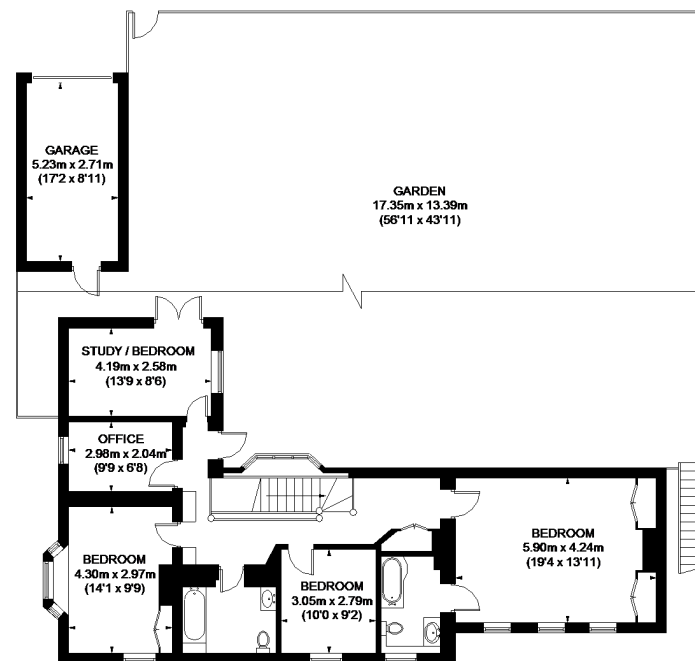
APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING REDUCED HEADROOM)
GROUND FLOOR = 1103 SQ. FT. (102.5 SQ. M.)
FIRST FLOOR = 1123 SQ. FT. (104.3 SQ. M.)
GARAGE = 154 SQ. FT. (14.3 SQ. M.)
REDUCED HEADROOM
11 SQ. FT. (1 SQ. M.)
TOTAL = 2391 SQ. FT. (222.1 SQ. M.)



GROUND FLOOR



HILLSIDE ROAD



FIRST FLOOR

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. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID246850)

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

