

PARK HILL, CLAPHAM, SW4

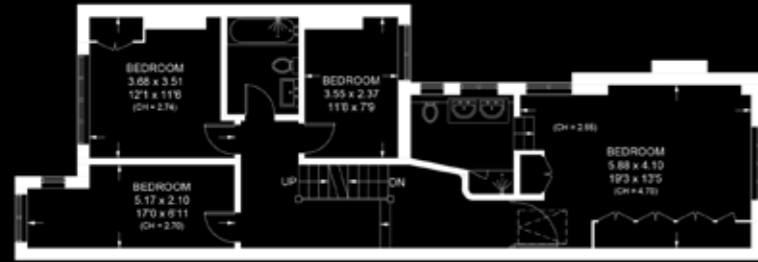
GUIDE PRICE £2,000,000 - £2,200,000



Approximate Area = 234.5 sq m / 2525 sq ft
Garden Studio = 14.2 sq m / 153 sq ft
Total = 248.7 sq m / 2678 sq ft
Including Limited Use Area (12.5 sq m / 134 sq ft) & Eaves Storage



☐ - Reduce head height below 1.5m



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

PARK HILL, SW4

Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated. 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.

Floor plan for identification purposes only - not to scale

Misrepresentation Act 1967.

This brochure and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

WILFORDS
LONDON

186 Northcote Road, SW11 6RE
info@wilfords.com

+44 (0)20 7361 0410

wilfords.com

WILFORDS
LONDON

186 Northcote Road, SW11 6RE
info@wilfords.com

+44 (0)20 7361 0410

wilfords.com



PARK HILL, CLAPHAM, SW4

GUIDE PRICE ££2,000,000 - £2,200,000

2,678 SQ FT / 248.7 SQ M | 5 BEDROOMS | 3 BATHROOMS | 2 RECEPTIONS | FREEHOLD

Designed by award winning architects Proctor & Shaw, this wonderful five-bedroom family house on Park Hill in Clapham has been subject of an exacting restoration by the current owners. Built circa 1910, this Arts & Crafts inspired home has a wonderful balance of traditional charm and contemporary style with private south westerly facing rear garden and secure off-street parking. A series of new timber installations were designed which define the new architecture of this fabulous home; a modern bay window extension, an oak battened shower pad to the first floor and the custom oak kitchen with concrete counters, sink and backsplash.

To the left of the entrance hall is a formal reception room benefitting from original proportions of the house and a wonderful, curved bay window.

The multi-functional, super-sized family room to the rear is home to a bespoke oak kitchen with natural finish and custom brushed oak veneer cabinetry and white wall cabinets complete the palette. The ground floor also benefits from a separate utility room as well as a w/c.

The first floor is home to three bedrooms and family bathroom to the front and a wonderful principal bedroom suite to rear with a cathedral style ceiling, oak panelled walls and built in wardrobes. The second floor is home to a large bedroom suite with plenty of eaves storage.

The south westerly facing garden extends to an overall length of circa 50 feet and is almost 20 feet wide with a paved area with fire pit, lawn and incredible garden studio, which mirrors the style of the oak bay window.

Secure off-street parking at the front for two cars complete this incredible property which is 2,525 square foot of internal space.

