



**Hubert Grove, SW9**

**£1,375,000**

**Dexters**



## Hubert Grove, SW9

Having been meticulously refurbished to an uncompromising standard, this exceptional home provides flexible living and entertaining space over three floors with a west facing garden.

The entrance hall leads through double doors into a large and exceptionally bright double reception which includes a bay window and ample room for two comfortable seating areas. Both the hallway and the rear section of the reception open onto a vast 28ft kitchen which incorporates inspiring architectural features with functional living. Over the first and second floors there are three double bedrooms, a versatile games room/fourth bedroom and two bathrooms. This includes a large principle suite with walk-through wardrobes leading to an en suite bathroom.

The property has been stripped back to brick and completely rebuilt in collaboration with POW Architects. Significant works include a new fully insulated roof, new plumbing and electrics throughout, insulated front render and internal wall insulation, new double/triple glazed windows and under floor heating throughout the entire house.

Hubert Grove is a quiet residential street, ideally located for easy access to the many restaurants, shops and cafés of Clapham & Brixton. Clapham North, Stockwell & Brixton stations just a short stroll away. There are also several excellent schools close by.

### Features

- Freehold Home
- Double Reception Room
- Extended Kitchen
- Three / Four Bedrooms
- Two Bathrooms
- West Facing Garden





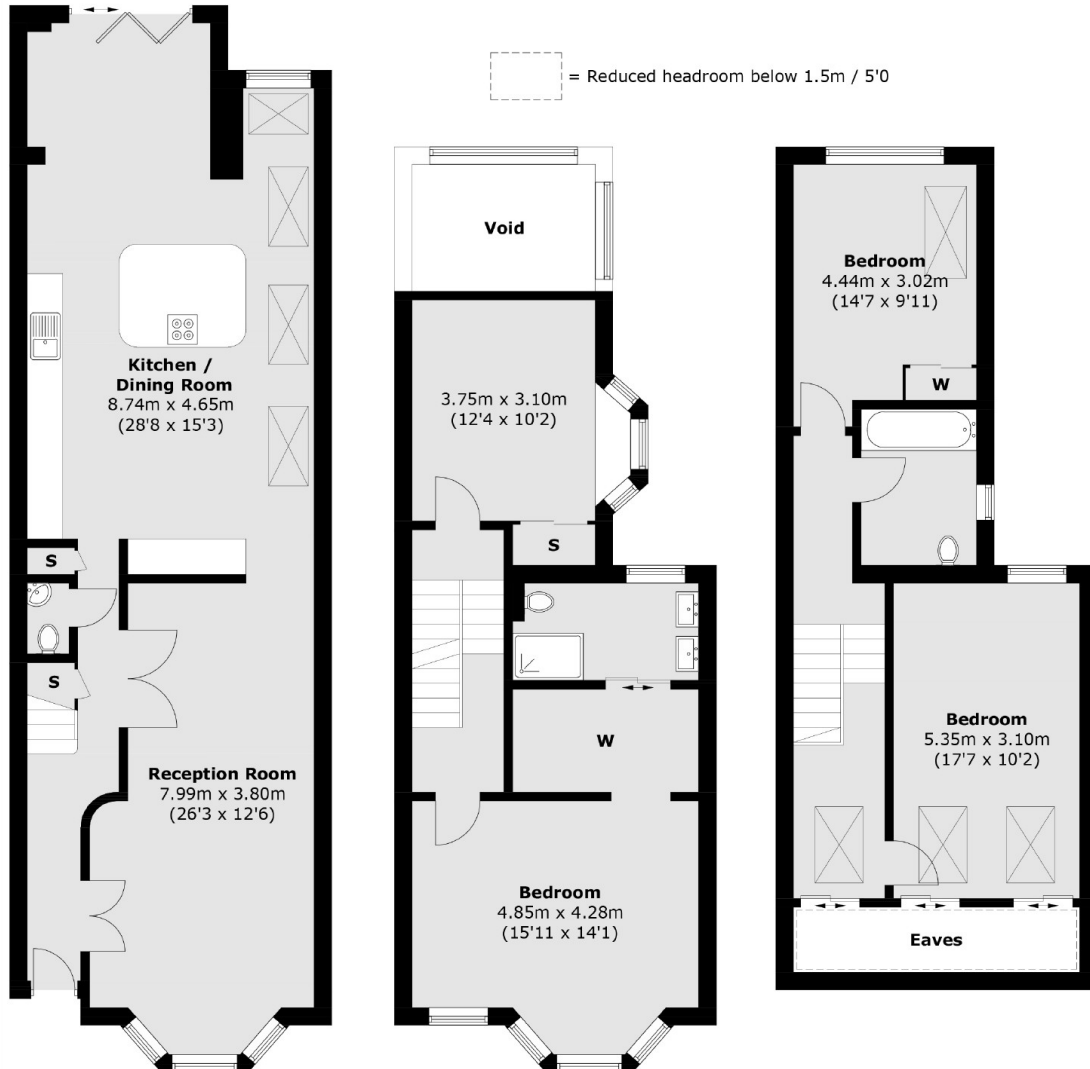








# Hubert Grove, London, SW9



**Ground Floor**

**First Floor**

**Second Floor**

Total area (approx.): 179.7 sq. m (1,934.3 sq. ft)  
(Excluding Void & Eaves)