



**Park Hill, SW4**

**£1,625,000**

**Dexters**



## Park Hill, SW4

A rare opportunity to acquire a landmark Arts & Crafts home occupying a prime position at the end of a handsome terrace, this substantial five-bedroom residence dates back to circa 1910 and was originally built and inhabited by the architect himself.

Measuring over 2,450 sq ft, this charming and characterful home presents a unique opportunity to further expand thanks to full planning permission designed by award-winning architects Proctor & Shaw. The current layout is elegant and highly versatile, arranged over three floors and offering five well-proportioned bedrooms. The principal suite spans the full width of the house, complete with fitted wardrobes and a luxurious en-suite featuring a cast-iron roll-top bath and large walk-in shower. Two further bathrooms serve the upper floors. To the rear, the property enjoys a larger-than-average private garden measuring close to 50ft with a desirable south-westerly orientation. Off-street parking adds to the practicality, while period details such as original fireplaces, cornicing and timber floors are retained throughout.

Park Hill is a quiet tree lined residential road situated within the Abbeville Village, renowned for its many independent boutique shops, bars and restaurants. Clapham Common along with its respective station (Northern Line), is just a short stroll away.

### Features

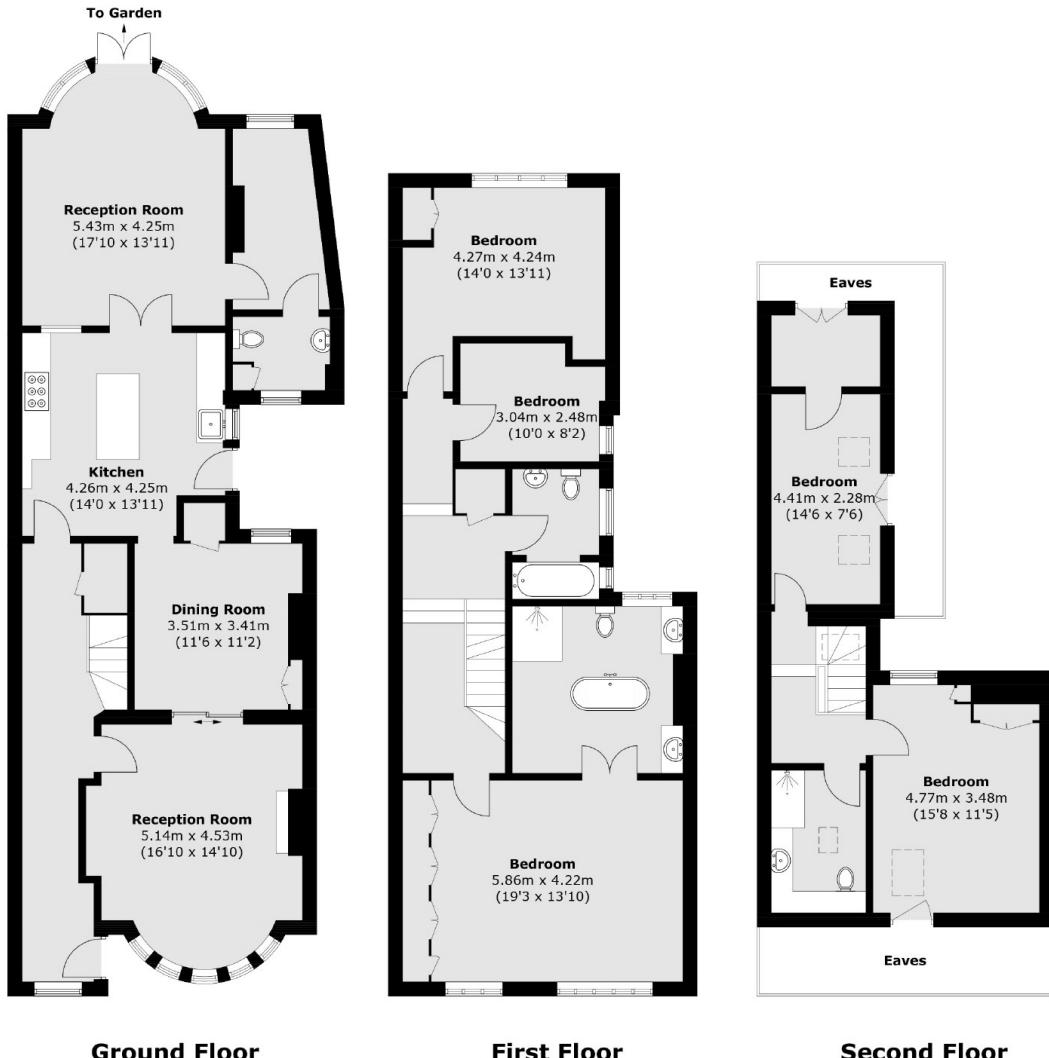
Freehold Home  
Two Reception Rooms  
Five Bedrooms  
Three Bathrooms  
South West Facing Garden  
Chain Free







# Park Hill, London, SW4



Total area (approx.): 228.5 sq. m (2,459.4 sq. ft)  
(Excluding Eaves)

# Dexters

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Energy Rating: E. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

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