



Park Hill, London SW4



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Suffolk Lodge is a mid 19th century Grade II listed detached Victorian Villa on a large corner plot at the top of Park Hill. The house has been the subject of a complete and meticulous refurbishment, including a sensation basement and ellipse spiral staircase in the garden.

The refurbishment has taken several years, and the importance of many original internal and external architectural features has resulted in a one-of-a-kind family home.



Guide price: £6,250,000

Tenure: Freehold

Local authority: London Borough of Lambeth

Council tax band: F



Description

A large front gravel drive provides off street parking and an electric car charging point. The generous hallway leads to a sensational reception room with ornate lincrusta and fibrous ceilings, a statutory marble fireplace with sienna inlays a wonderful floor-to-ceiling bay window. On the opposite side of the house is a fabulous dining room complete with a rouge fireplace, original dumb waiter, and hand-carved oak flooring. Access to the large rear garden and a guest WC are also on this floor. One half landing down and there is a charcuterie room that could also serve as a playroom, walk-in wine cellar, and access to a bedroom, kitchen, and shower room which could be closed off and made self-contained. It has its own access back to the front of the house.

On the lower ground floor is the marvelous kitchen family room. Entered via a polished plaster stairway, the space opens up to reveal an elegant walnut kitchen complete with a range of fitted miele appliances and a large island breakfast bar. There are sensational bi-folding doors that allow light to flood the space from the unique ellipse which provides access up to the garden. Alongside the kitchen is a dining space with generous hidden storage, and a media room complete with integrated TV, subwoofers and AV receiver. There is also a gym, plant room, guest WC, and another access to the front of the house. Upstairs on the first floor is the principal bedroom suite which has beautiful walnut-bordered carpets and bespoke walnut wardrobes with brass inlays.

The en suite has been finished to an immaculate standard and consists of a dual vanity, sperate shower and roll top bath. There are a further two bedrooms and a family bathroom on this floor. On the top floor are a further two bedrooms, both with generous eves storage and a shower room on the half landing. The house has been fitted with an alarm system, CAT5 Data throughout, cast iron radiators (mostly sourced from the British museum) a fire alarm, CCTV, an intercom system, SONOS music internally and in the garden and full LED lighting. It has a natural slate roof, cast iron downpipes and has a 10 year warranty on the build. It is clear that the current owners have spared no expense in the refurbishment but also shown great skill in bringing a historically important Villa back to life



Location

The home is located close to Abbeville village. Transport links nearby include Clapham Common Underground Station 0.6mi away, providing access to the City and West End via the Northern Line. Brixton underground station is 1mi away and provides access to the Victoria Line. The green space of Clapham Common is close to hand and the area is well-served by a selection of state and private schools, IQRA Primary School and Sudbourne Primary School, as well as Eaton House The Manor and Parkgate House.

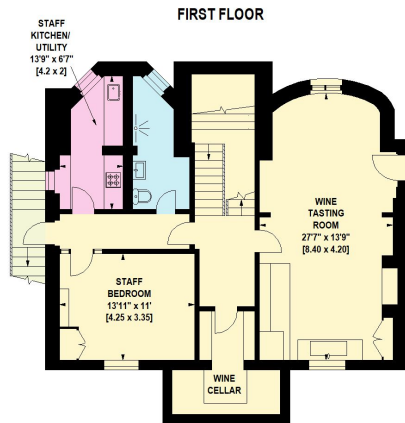
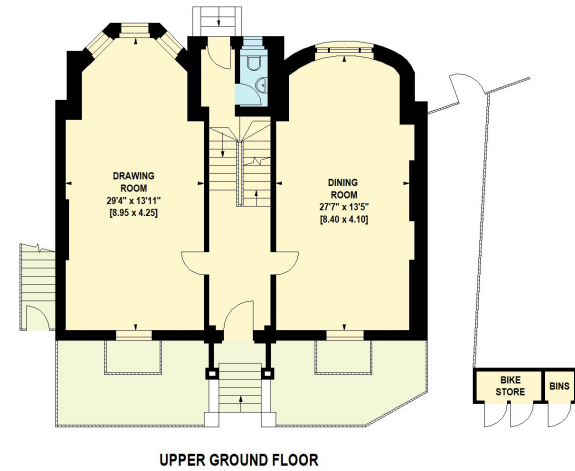
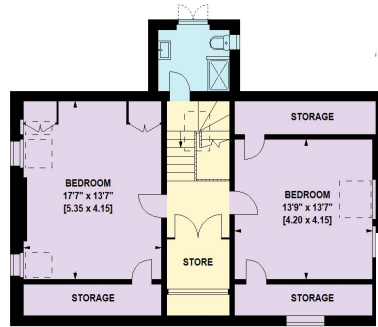
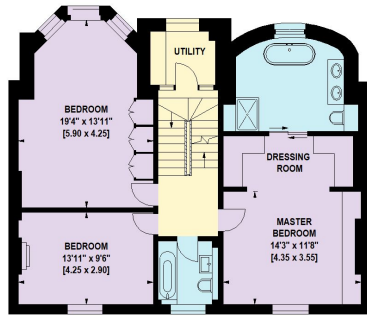


Park Hill is a straight and relatively wide road running northwest-southeast at the western edge of a conservation area. It has a quiet, leafy and suburban character.

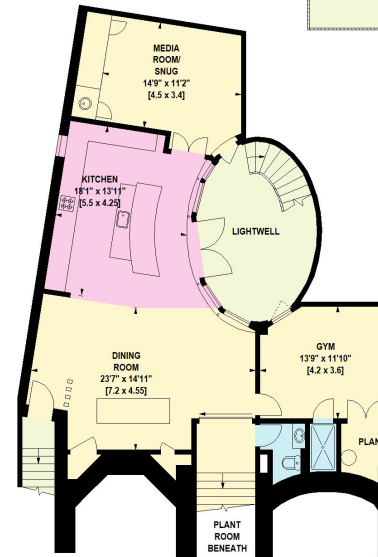
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Approximate Gross Internal Floor Area 4,787 sq ft / 445 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2023. Photographs and videos dated June 2023.

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