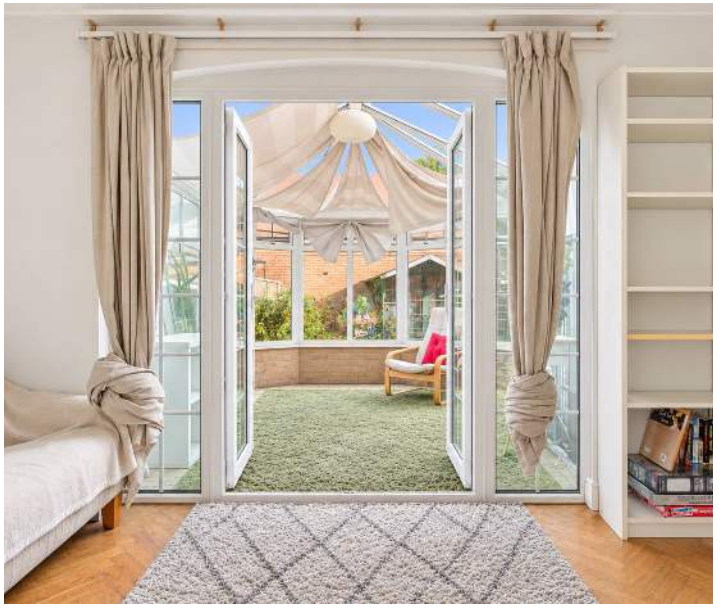


38 Convent Hill, London

£1,000,000







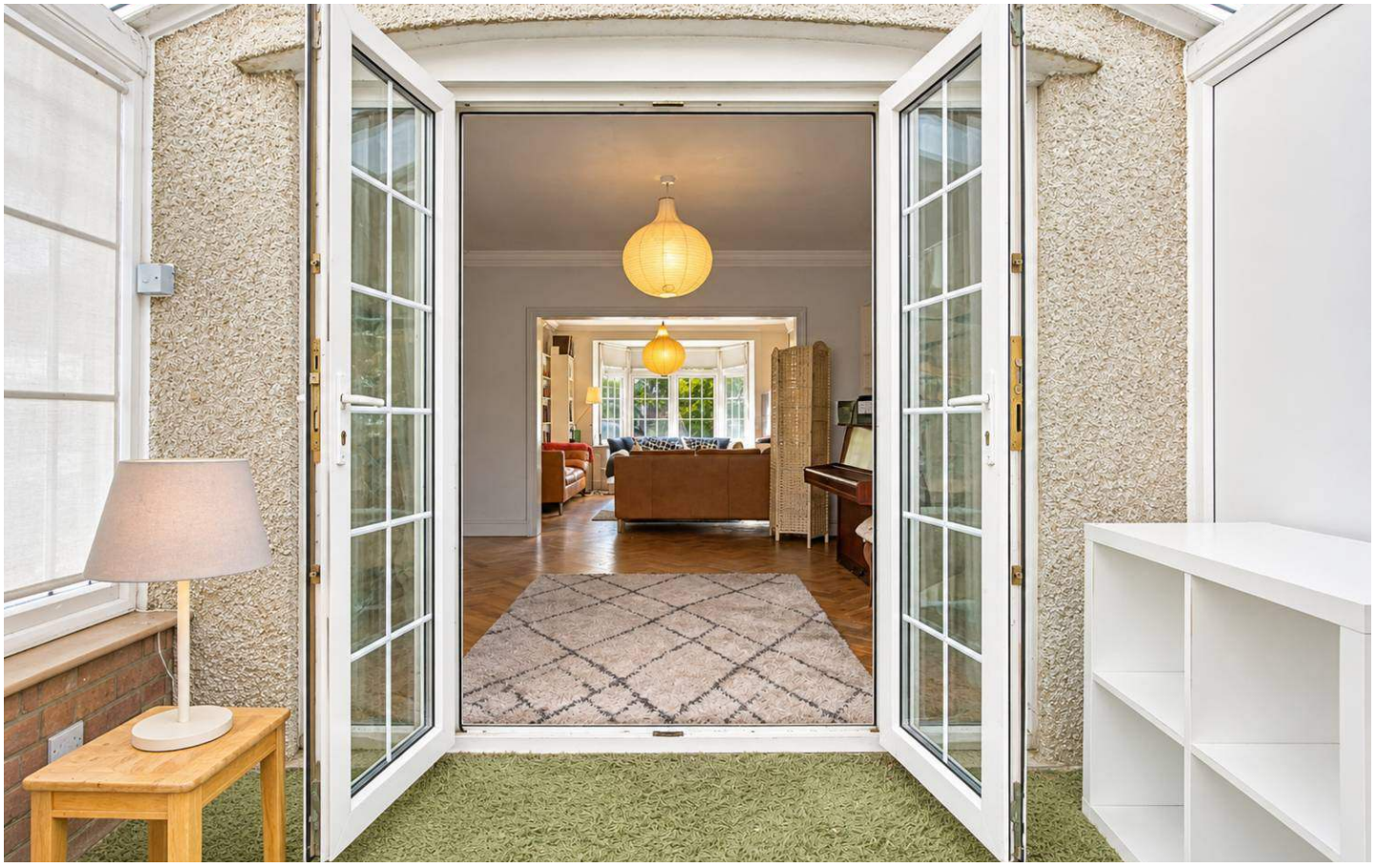
Convent Hill

London

Council Tax band: F

Tenure: Freehold

- Exceptional Flow for Entertaining: The ground floor features a grand principal reception room, a separate dining area for dinner parties, and a sunroom bathed in natural light overlooking the garden
- Prestige Location: Convent Hill is synonymous with prestige and convenience, offering a tranquil, leafy setting that remains conveniently close to reputable schools and excellent transport links.
- A Project of Passion: This is not just a house; it is a unique opportunity to create a truly magnificent residence.
- Expansive Outdoor Space: Externally, the property impresses with a private driveway, an integrated garage, and a generous rear garden perfect for children to play or al fresco dining.
- Blank Canvas Opportunity: Presented in liveable condition, the property invites a new owner to put their own stamp on it and create a bespoke masterpiece, subject to the usual consents.
- Exceptional Flow for Entertaining: The ground floor features a grand principal reception room, a separate dining area for dinner parties, and a sunroom bathed in natural light overlooking the garden.







Driveway
28' 7" x 23' 7" (8.71m x 7.19m)

Reception Room
16' 11" x 13' 4" (5.16m x 4.06m)

Room
12' 10" x 11' 10" (3.91m x 3.61m)

Sunroom
11' 9" x 11' 1" (3.58m x 3.38m)

Bathroom
8' 0" x 6' 6" (2.44m x 1.98m)

Dining Area
13' 9" x 10' 8" (4.19m x 3.25m)

Kitchen
12' 10" x 10' 7" (3.91m x 3.23m)

Utility Room
8' 10" x 7' 3" (2.69m x 2.21m)

Room 2
8' 10" x 7' 1" (2.69m x 2.16m)

Garage
11' 6" x 8' 8" (3.51m x 2.64m)

Bedroom 1
12' 10" x 11' 10" (3.91m x 3.61m)

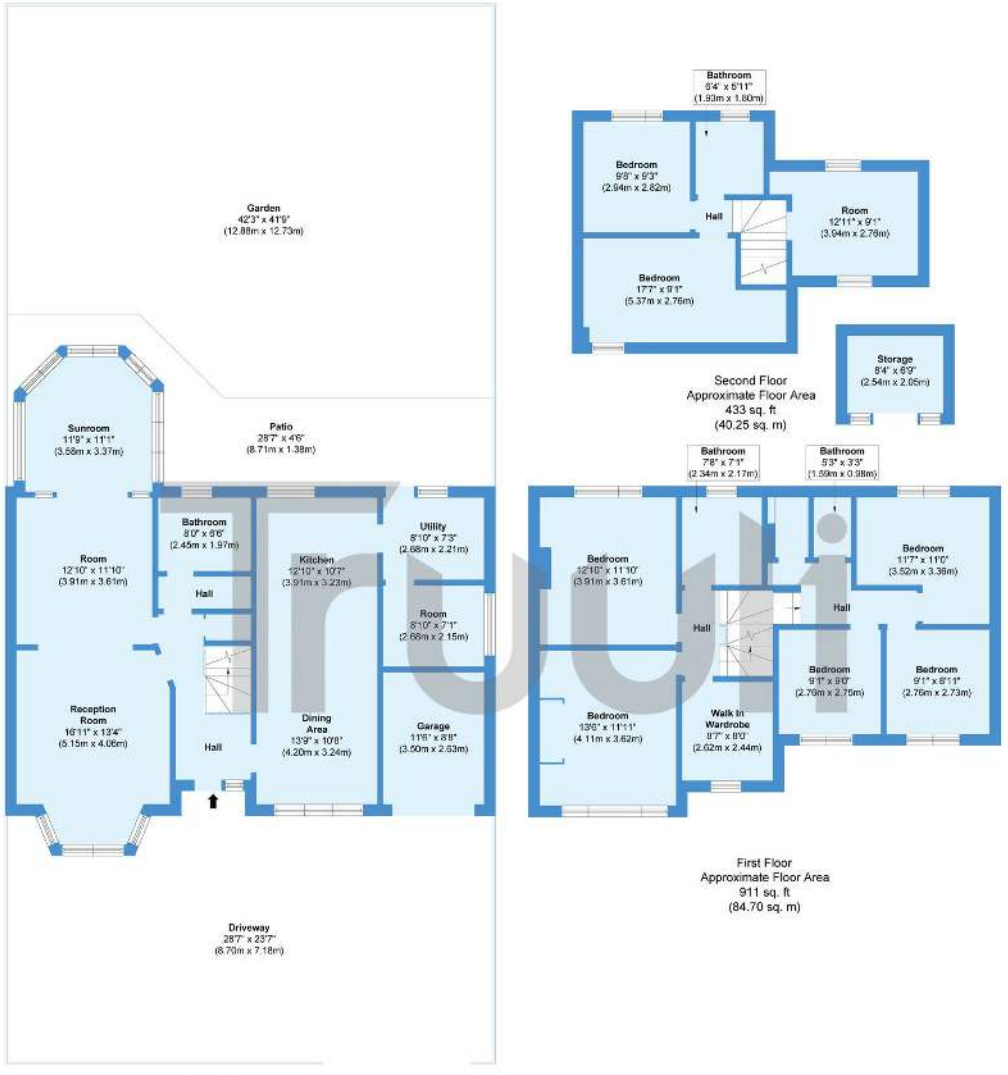
Bedroom 2
13' 6" x 11' 11" (4.12m x 3.63m)

Walk In Wardrobe
8' 7" x 8' 0" (2.62m x 2.44m)

Bathroom
7' 8" x 7' 1" (2.34m x 2.16m)

Bedroom 3
9' 1" x 9' 0" (2.77m x 2.74m)

Convent Hill



Approximate Gross Internal Area = 243.27 sq m / 2618 sq ft
(Including Garage & Storage)
Garage = 9.38 sq m / 101 sq ft
Storage = 5.20 sq m / 56 sq ft

This floor plan is not to scale and measurements and areas are approsimate and therefor snould be used for illustrative purposes only. maximum widths and lengths are represented on the floor plar. The plan has been prepared in accordance with the RICS Code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on fithereis any aspact of particular importance, you should carry out or commission your own inspection at the property.



Truuli

Truuli, Southbridge House, Southbridge Place, Croydon - CR0 4HA

03300430002

hello@truuli.co.uk

truuli.co.uk/