



HOPTON ROAD, SW16
£550,000 LEASEHOLD

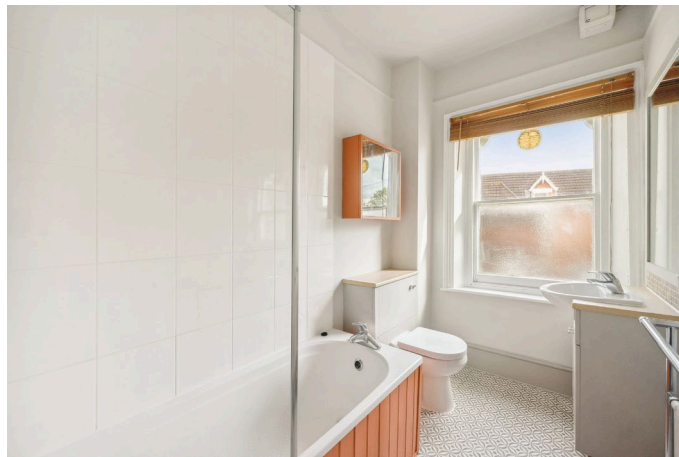
Winkworth



HOPTON ROAD, SW16

We are delighted to offer for sale this attractive and well-maintained Victorian conversion apartment in this handsome Victorian detached house close to Streatham station.

Available exclusively through Winkworth, this bright, split-level flat is tastefully decorated and offers over 1200 sq. Ft. of accommodation. The street entrance leads to the first floor which has a large, bright reception room in excess of 16ft. located to the front of the property with high ceilings and sash windows. There are two double bedrooms and a modern bathroom with a bath, WC and a wash hand basin. To the rear of this level there is a modern fitted 'shaker style' kitchen equipped with integrated appliances including: oven, hob, washing machine and extractor and a fridge/freezer. On the second (top) floor there are two tastefully decorated double rooms, both with plenty of fitted storage space and the principal bedroom has an en-suite shower room with WC and a wash hand basin. Hopton Road is located off Streatham Common North and Streatham High Road (A23 London to Brighton) and is within easy reach of the City and West End via Streatham/Common stations. Streatham Ice Rink & Leisure centre are at the end of the road and the property is close to many large supermarkets on the High Road including Sainsbury's, Aldi, Marks & Spencer Food Hall and a 24-hour Tesco superstore. The Rookery gardens and cafe (protected by English Heritage) are a short walk away across the beautiful common. The property is offered with vacant possession and without an on-going chain.



AT A GLANCE

- Victorian Conversion Apartment
- Split-Level (First Floor & Second Floor)
- Spacious Reception
- Fitted Kitchen
- Four Double Bedrooms
- Modern Bathroom
- En-suite Shower Room
- Leasehold (94 years left)
- Lambeth Council Tax Band: D
- Sole Agent

LOCATION

Streatham Common



Hopton Road, London, SW16

Approximate Gross Internal Area = 1198 sq ft / 111.3 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 25 sq ft / 2.3 sq m
 Total = 1223 sq ft / 113.6 sq m

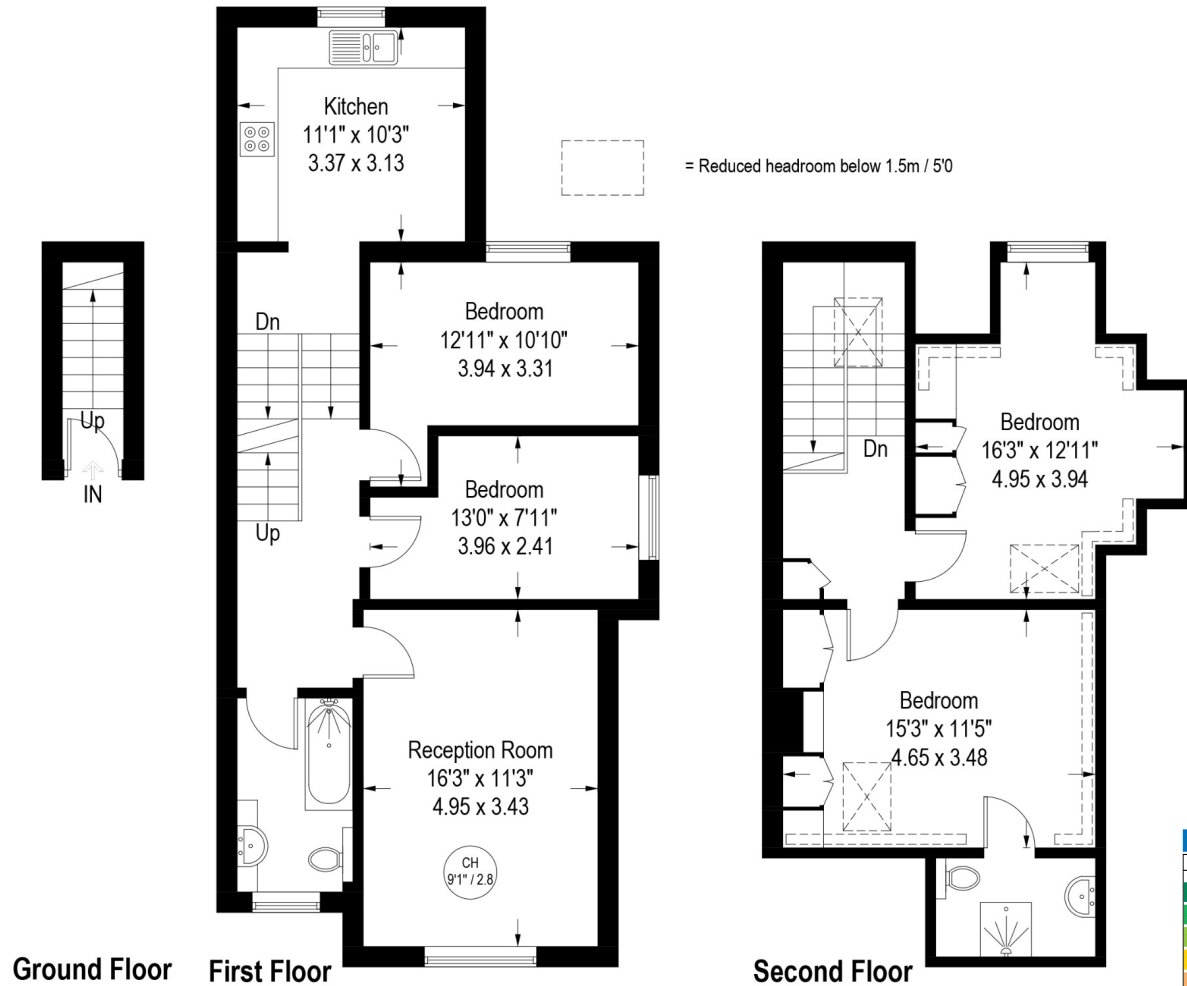


Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID960678)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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