

Hitherfield Road, SW16

£450,000 SHARE OF FREEHOLD

2	1	1
BEDROOMS	RECEPTIONS	BATHROOMS

KEY FEATURES

01 Victorian semi detached conversion
02 Split over two floors
03 Two double bedrooms
04 Separate study or nursery
05 Bright front reception room
06 Kitchen and dining room
07 Sash windows throughout
08 Leafy rear outlook

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THE PROPERTY

Arranged over the first and second floors of an attractive Victorian semi detached house, this split level flat combines period character with a layout that feels more like a small house than a typical conversion.

The stairs rise past a wall of framed artwork to the first floor, where the reception room stretches across the front of the building. Three tall sash windows pour light into the space and look out over the handsome period terraces opposite, while wooden floors and a central chimney breast with an inset fireplace make it an easy room to settle into, whether entertaining or unwinding at the end of the day.

The principal bedroom sits behind, a peaceful double with wooden flooring, a sash window and a period fireplace with a painted surround. Next door, the bathroom is bright and fully tiled, fitted with a bath and overhead shower, glass screen and heated towel rail, and lit by two windows. To the rear, the kitchen and dining room offers a long run of wood fronted units set against a green mosaic splashback, with an integrated oven, induction hob and room for a proper dining table, all overlooking a canopy of mature trees.

Up on the top floor, a second double bedroom sits beneath the eaves, its sloping ceilings and sash window onto the greenery giving it a quiet, tucked away feel. Beside it, a skylit study makes a natural home office, dressing room or nursery.

Hitherfield Road is a sought after residential street sitting between Streatham Hill and Tulse Hill, with Streatham High Road a short walk away for independent cafés, restaurants, supermarkets and boutique shops. Streatham Hill and Tulse Hill stations are both around half a mile away, with West Norwood also close by. Between them they offer frequent mainline services into London Victoria, London Bridge, Blackfriars, Farringdon and Kings Cross, backed up by plenty of local bus routes. For green space, Brockwell Park and its well known Lido, Tooting Bec Common and Streatham Common are all within easy reach.

THE DETAILS

TENURE
Share of Freehold

TERM
0 year and 0 months

SERVICE CHARGE
£0 per annum

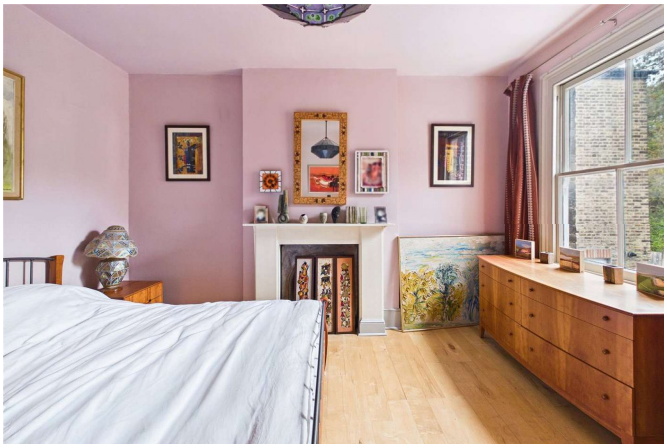
GROUND RENT
£ 0 Annually (subject to increase)

COUNCIL TAX BAND
D

EPC RATING
E

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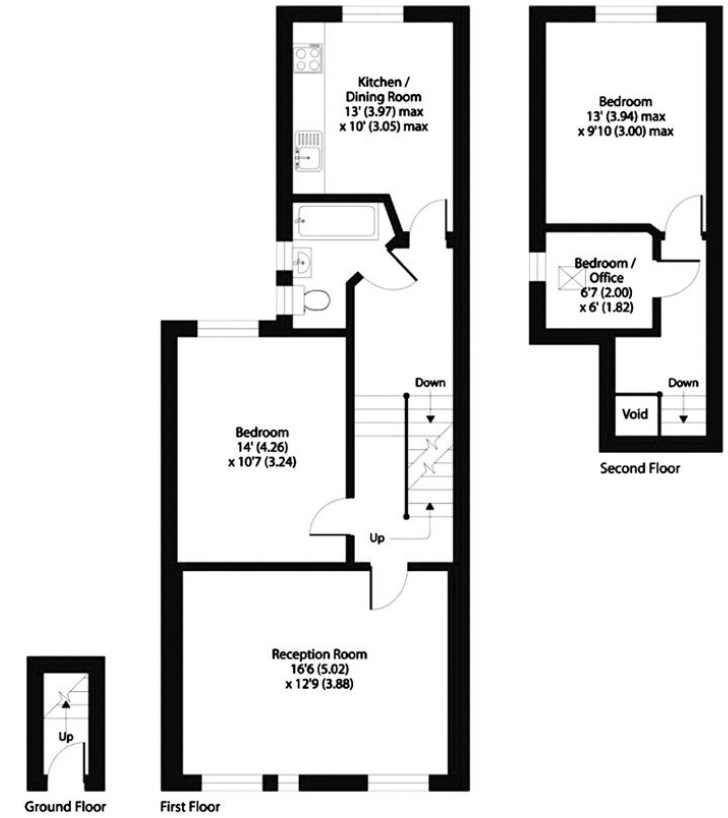




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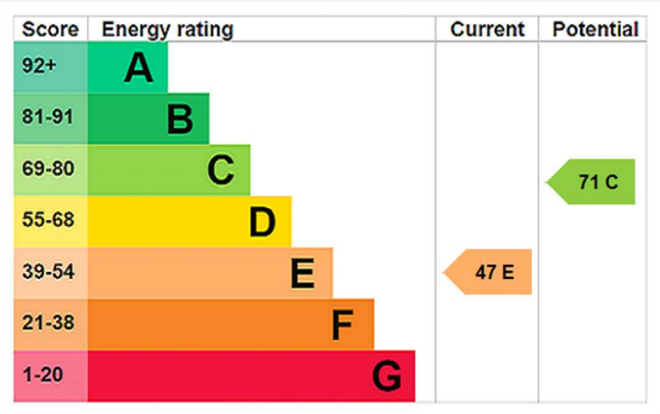


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Hitherfield Road, SW16
Approximate Area = 889 sq ft / 82.5 sq m
For identification only - Not to scale

ENERGY PERFORMANCE



VIEWINGS

Winkworth Streatham

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