



Hitherfield Road, SW16

OIEO £475,000 *Leasehold*

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KEY FEATURES

- Ground floor period conversion
- Two large double bedrooms
- Open plan kitchen living
- Large private rear garden with secure side access
- Useful private storage cellar
- Main bedroom with bay window
- Close to Streatham Hill and Tulse Hill transport

Occupying the ground floor of an attractive period conversion, this beautifully presented two-bedroom apartment offers a bright, versatile layout with the rare addition of a private cellar. The heart of the home is the open-plan kitchen and living area positioned toward the rear, providing a stylish and social space for entertaining. The kitchen is fitted with contemporary white cabinetry and integrated cooking appliances, while a side door offers direct access out to the garden. Serving the apartment is a modern shower suite neatly configured at the far rear of the property.

The accommodation boasts two large double bedrooms. The principal bedroom is located at the front of the plan, centred around a wide bay window that bathes the room in natural light. The second double bedroom sits in the middle of the layout and features double doors that open directly onto the outdoor space. Beneath the ground floor, a cellar provides additional storage space. Externally, the property enjoys a generous and beautifully maintained private south-facing

rear garden, complete with a large lawn and a gravelled patio area perfect for alfresco dining. Given the excellent proportions of the plot, the property also offers potential to extend to the rear, subject to the necessary planning permissions (STPP).

Hitherfield Road is a sought-after, residential street ideally positioned within easy reach of the vibrant amenities across both Streatham Hill and Tulse Hill. A short walk leads to Streatham High Road, which offers an excellent selection of independent cafés, restaurants, supermarkets, and boutique shops. The wide-open green spaces and leisure facilities of Tooting Bec Common, Streatham Common and Brockwell Park with its Iconic Lido are close by, providing a peaceful escape for outdoor recreation. Transport links are superb, with nearby Streatham Hill and Tulse Hill stations offering frequent mainline services directly into London Victoria, London Bridge, Blackfriars, Farringdon and Kings Cross, complemented by an extensive network of local bus routes.

Streatham

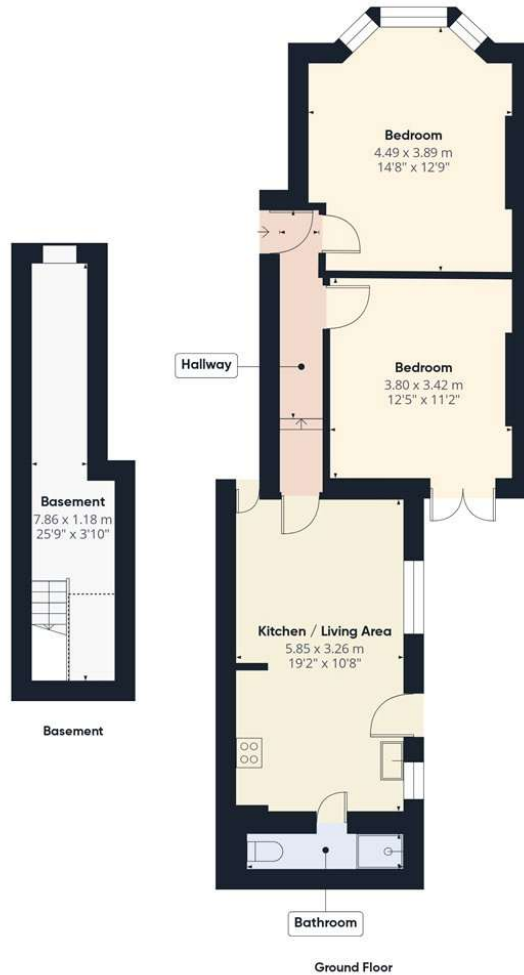
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Approximate total area⁽¹⁾
65.8 m²
709 ft²

Reduced headroom
1.5 m²
16 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	74 C
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Leasehold

Term: 88 year and 1 months

Service Charge: £0 per annum

Ground Rent: £ 50 Annually (subject to increase)

Council Tax Band: C

EPC rating: D

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