Hopton Road, SW16

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OIEO £575,000 *Leasehold*

KEY FEATURES

- Two-bedroom ground-floor Victorian conversion
- Open-plan kitchen/reception leading to the garden
- Private rear garden with paved patio
- Main bedroom with direct garden access
- Modern, fully tiled bathroom
- Versatile lower-ground study/TV room
- Private front driveway providing off-street parking
- Close to stations, supermarkets, leisure centre & The Rookery Gardens

Set within an attractive Victorian conversion on a quiet, well-connected road, this ground-floor home pairs generous living with rare outside space and parking. A bright open-plan reception and kitchen creates an easy everyday hub, flowing to a private rear garden with a paved patio that's perfect for morning coffee or summer suppers. The main bedroom also opens straight to the garden, while a second double sits to the front. A smart, fully tiled bathroom serves the flat. Downstairs, a useful bonus room offers extra flexibility for a study, TV den, hobby room or tidy storage. At the front there's a private driveway for off-street parking, and the property enjoys side access to the garden for bikes or buggies.

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 and 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 Café (protected by English Heritage) are a short walk away across the beautiful common.

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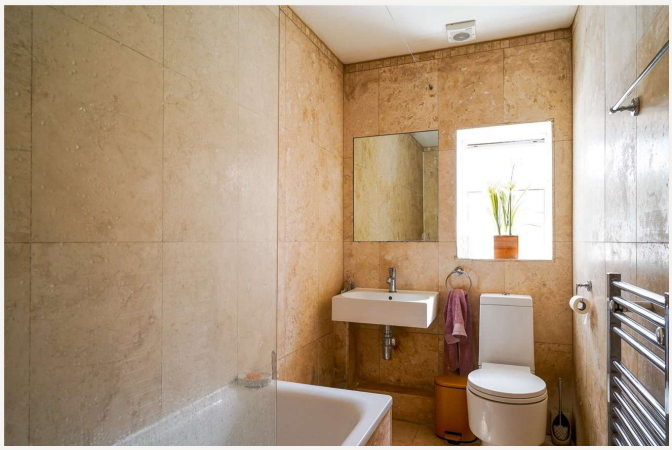
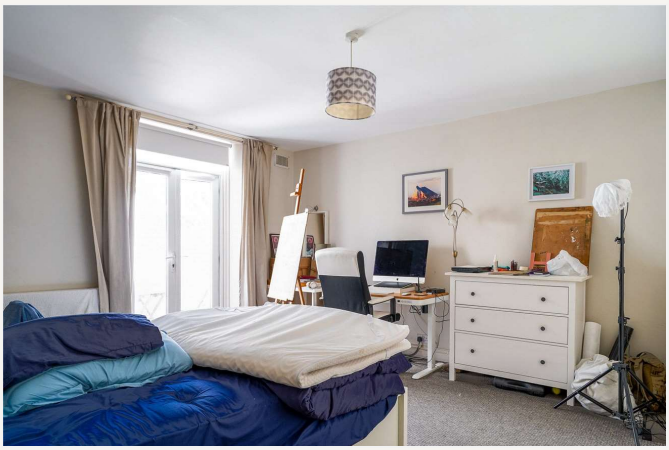
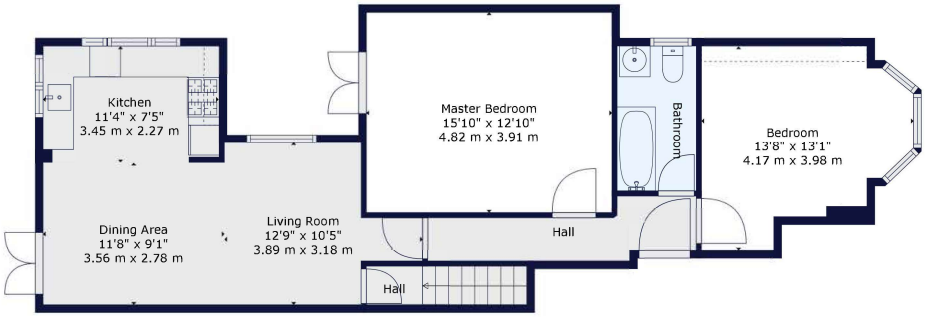
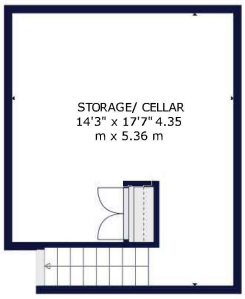






Ground Floor



Lower Ground Floor

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TOTAL: 1036 sq. ft, 97 m2
LOWER GROUND FLOOR: 245 sq. ft, 23 m2, GROUND FLOOR: 791 sq. ft, 74 m2

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MATERIAL INFO

Tenure: Leasehold
Term: 107 year and 7 months
Service Charge: £2560.98 per annum
Ground Rent: £250 Annually (subject to increase)
Council Tax Band: D
EPC rating: To be confirmed

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