



Hopton Road, SW16

£525,000 *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 (no window; not a bedroom)
- Private front driveway providing off-street parking
- Close to stations, supermarkets, leisure centre & The Rookery

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.

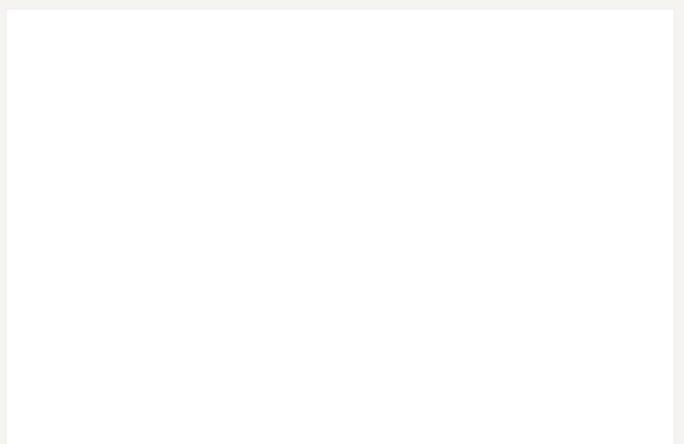
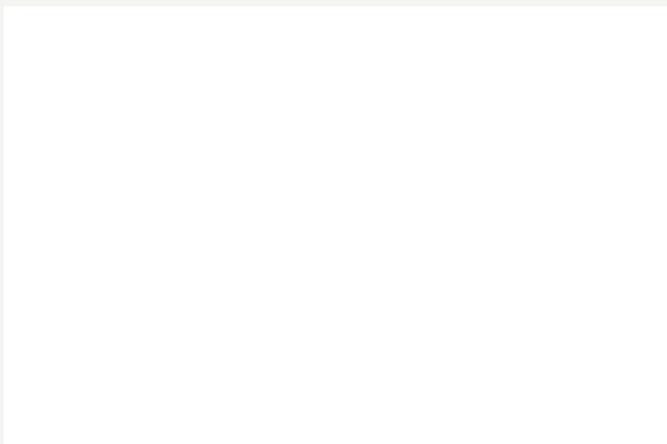
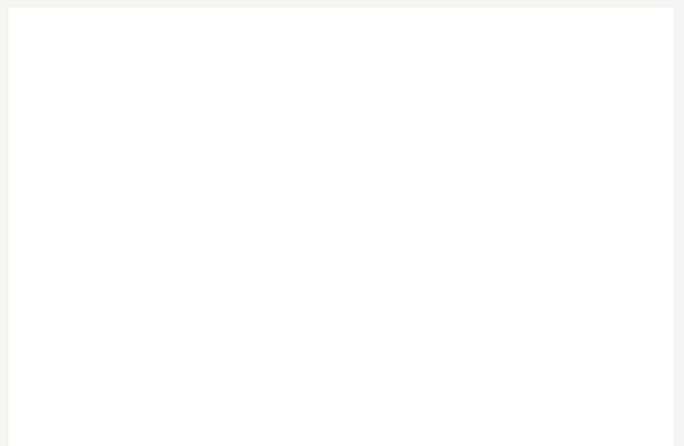
At the front there's a private driveway for off-street parking, and the property enjoys side access to the garden for bikes or buggies.

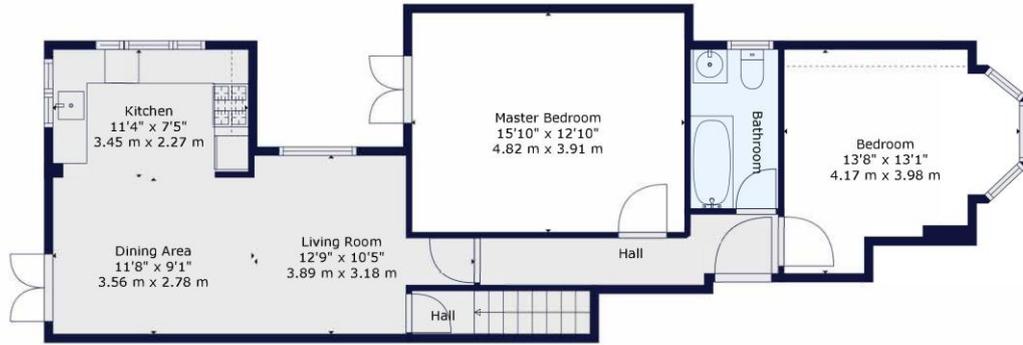
Hopton Road is located off Streatham Common North and Streatham High Road (A23 London to Brighton), and is within easy reach of the City and West End via Streatham and Streatham Common stations. Streatham Ice Rink & Leisure Centre are at the end of the road, and the property is close to many large supermarkets 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

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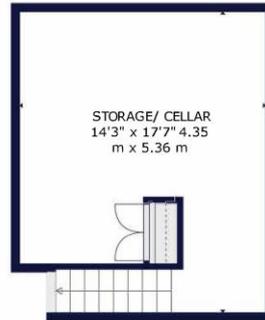
020 8769 6699 | streatham@winkworth.co.uk







Ground Floor



Lower Ground Floor



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

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or Winkworth. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

- Tenure:** Leasehold
- Term:** 107 year and 1 months
- Service Charge:** £2560.98 per annum
- Ground Rent:** £ 250 Annually (subject to increase)
- Council Tax Band:** D
- EPC rating:** C

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