



Hopton Road, SW16

£425,000 *Leasehold*



KEY FEATURES

- Bright period conversion apartment
- Two comfortable versatile bedrooms
- Expansive bay fronted reception
- New kitchen and integrated appliances (2021)
- Tastefully decorated interior throughout
- Separate WC
- Moments from Streatham Common
- Excellent mainline transport links

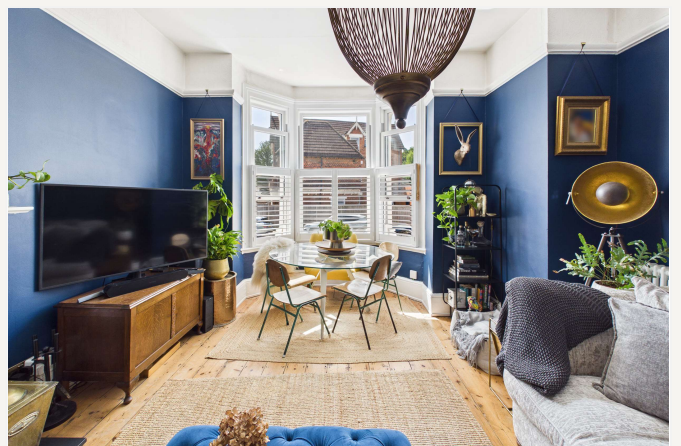
Positioned on a highly desirable, tree-lined residential street, this bright and airy two-bedroom period conversion apartment has been tastefully decorated throughout. The property seamlessly combines elegant character features with stylish modern upgrades, arranged along a logical split-level hallway layout and benefitting from a shared front garden. The front of the property is dedicated to an impressive, expansive living room centred around a wide three-part bay window that floods the space with natural light. This principal reception room features high ceilings, polished wooden flooring, and a striking traditional cast iron fireplace with an ornamental surround, offering generous space for both relaxed seating and dining setups. Following the hallway toward the rear of the plan, the accommodation comprises two bedrooms, each presenting a clean, neutral finish. The primary bedroom is a comfortable double room offering a quiet outlook, while the second bedroom is highly functional, configured with a fitted wardrobe alongside a clever built-in double bed with practical storage underneath. Further along the hallway is a contemporary bathroom fitted with a modern white suite, walk-in shower fixture, and a chrome heated towel rail, positioned alongside a conveniently separate WC. Completing the accommodation at the far rear is a separate kitchen, exceptionally bright and thoughtfully upgraded by the current owners. Newly installed in 2021, it is configured with a comprehensive range of white cabinetry, wooden worktops, and integrated appliances including a washer/dryer, dishwasher, and fridge/freezer. The property further benefits from a new Worcester boiler fitted in 2023, and smart new sash and casement windows installed throughout in 2022. Hopton Road is a premier residential road in Streatham, perfectly positioned just a short stroll from the wide-open green spaces of Streatham Common and the landmark formal gardens of The Rookery. The vibrant amenities of Streatham High Road are within easy reach, hosting an excellent selection of independent cafés, artisanal bakeries, restaurants, and supermarkets, including an M&S Foodhall. Transport links are outstanding for the commuter; both Streatham and Streatham Common mainline stations are within easy walking distance, offering frequent and direct rail services into London Victoria, London Bridge, and central London via the Thameslink network. The area is also

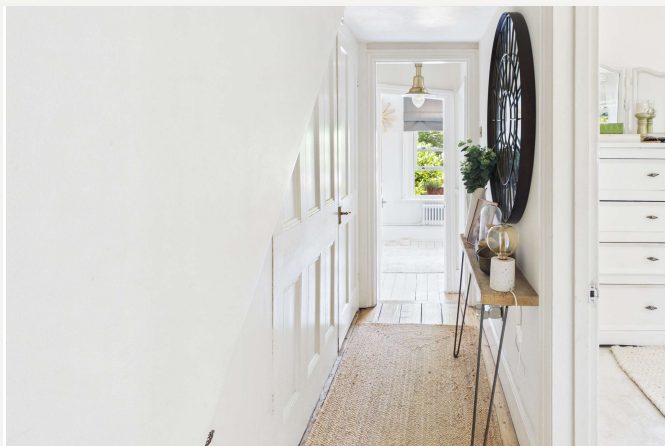
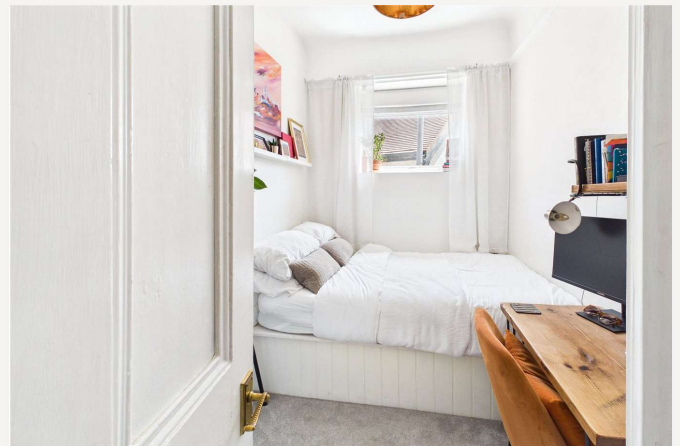
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MATERIAL INFO

Tenure: Leasehold

Term: 111 year and 6 months

Service Charge: £2100 per annum

Ground Rent: £200 Annually

Council Tax Band: C

EPC rating: To be confirmed

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