

**FOR SALE**



**Hopton Road, Streatham SW16**

**Guide Price £500,000 Leasehold**

 **2**

 **1**

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# Property Description

A beautifully presented and generously proportioned two-bedroom ground floor Victorian conversion, offering over 1,000 sq. ft. of living space, situated in the heart of Streatham.

This stunning home seamlessly blends charming period features with modern comforts and boasts a wonderfully bright and airy living room, a contemporary kitchen with integrated appliances, and a stylish three-piece bathroom.

The layout has been thoughtfully designed for modern living.

The spacious principal bedroom is positioned at the rear of the property, overlooking the garden for a peaceful and private outlook. The second bedroom features double doors leading directly onto a large private, low-maintenance rear garden perfect for entertaining, relaxing, or enjoying outdoor dining in the warmer months.

In addition to the generous living space above ground, the property also benefits from a substantial basement divided into three sections, offering versatile storage options. Whether used as a wine cellar, home gym, or simply extra storage, it provides fantastic additional space.

This lovely flat is ideal for first-time buyers, or investors alike and is offered to the market chain-free.

Hopton Road is a quiet and sought-after residential street, conveniently located just off Streatham High Road. The area offers a vibrant mix of independent pubs, restaurants, and coffee shops, alongside several supermarkets, a leisure centre, and the open green spaces of Streatham Common. Streatham mainline station is also within easy reach, providing swift access to London Bridge and the Thameslink line via Blackfriars ideal for commuters.

## Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>	62	76
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

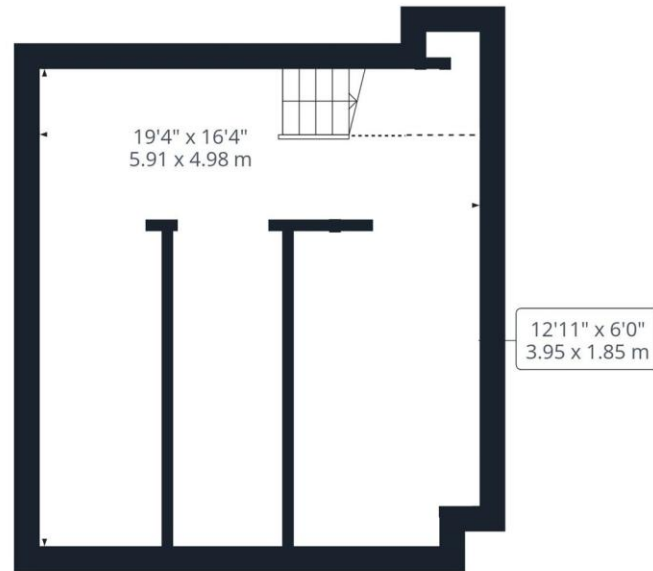




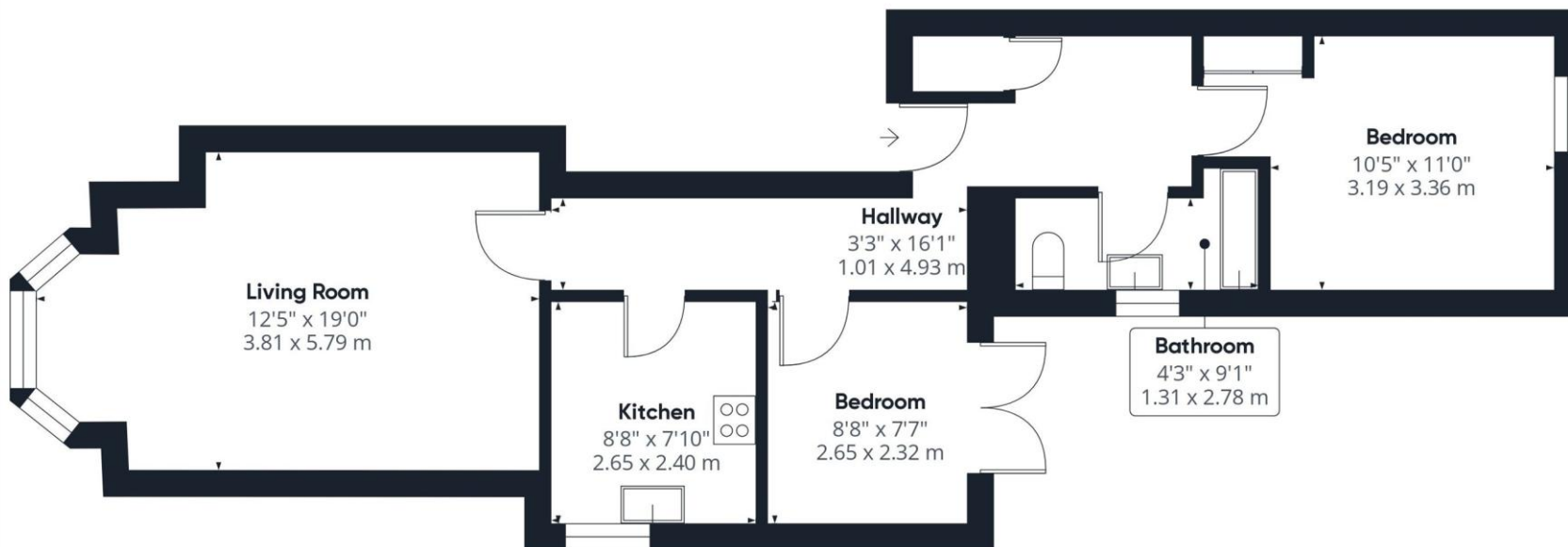








Ground Floor



Floor 1

**Approximate total area<sup>m</sup>**

1031.62 ft<sup>2</sup>

95.84 m<sup>2</sup>

**Reduced headroom**

12.19 ft<sup>2</sup>

1.13 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

## Material Information

**Tenure** – Leasehold

**Length Of Lease** – 113

**Service Charge** – £1,229.04

**Ground Rent** – £0

**Council Tax Band** – C

**Local Authority** – Lambeth Council



**Property Type**  
Flat (Ground Floor)



**Construction Type**  
Brick



**Parking**  
Free Street Parking



**External Wall Survey**  
N/A



**Water Supply**  
Thames Water



**Electricity Supply**  
Mains



**Heating**  
Central Gas Heating



**Broadband**  
Standard/ Superfast/  
Ultrafast



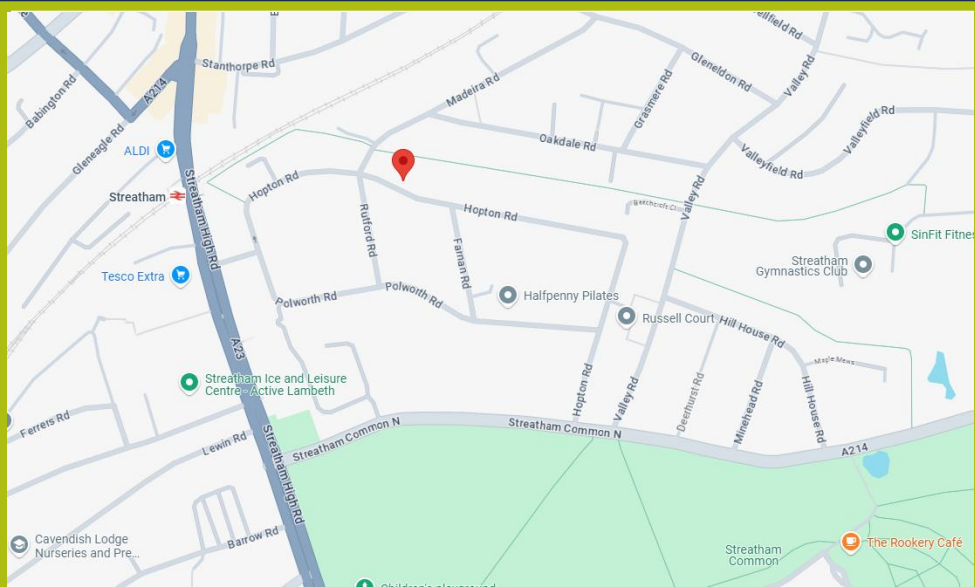
**Mobile Signal**  
Good Coverage



**Flood Risk**  
*Has the property been flooded in the past five years: NO*  
Level of risk: Very Low



**Proposed Development in Immediate Locality?**  
None



### Balham

45 Bedford Hill,  
London, SW12 9EY  
☎ 020 8673 4666

### Colliers Wood & Wimbledon

30 Watermill Way,  
London, SW19 2RT  
☎ 020 8090 9000

### Streatham

432/434 Streatham High Road  
London, SW16 3PX  
☎ 0208 679 9889



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