

FOR SALE



Hopton Road, Streatham SW16

Guide Price £475,000 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

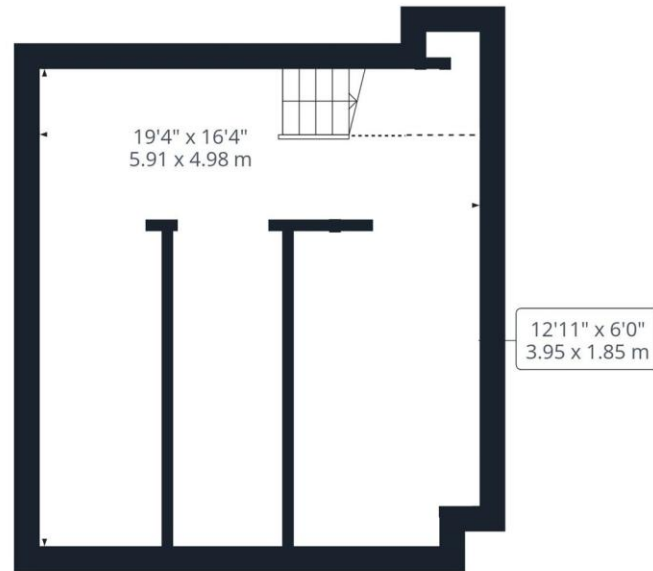
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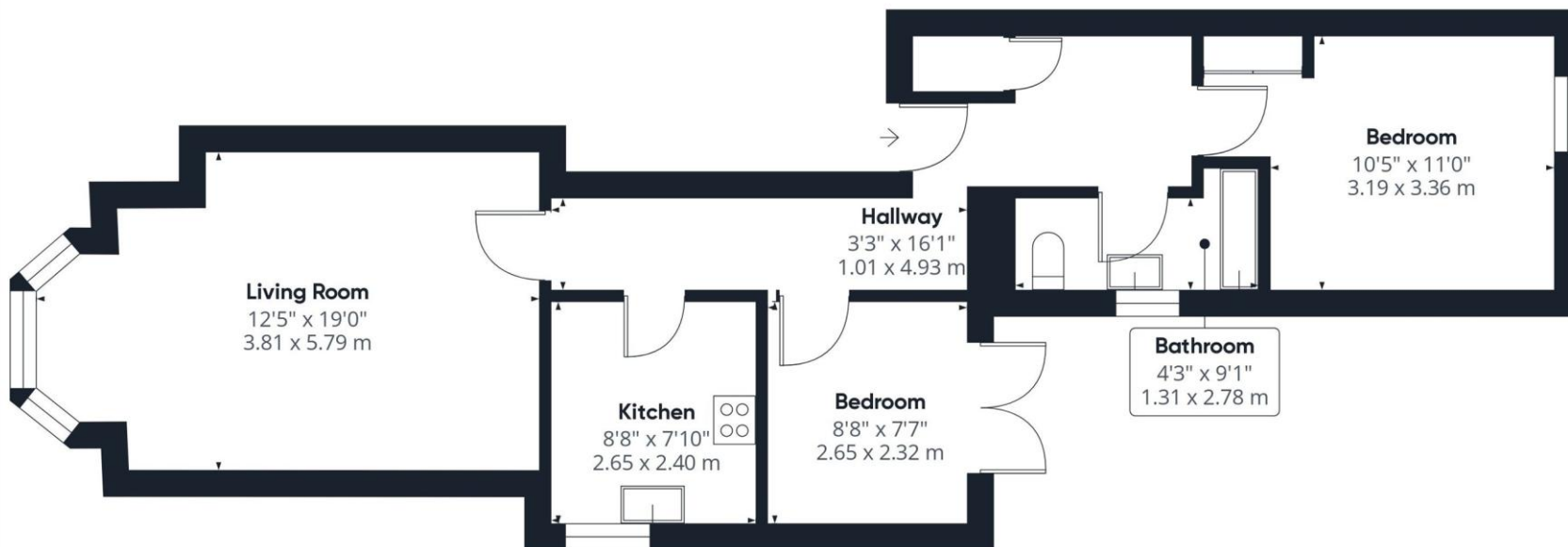
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D	62	76
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		







Ground Floor



Floor 1

Approximate total area^m

1031.62 ft²

95.84 m²

Reduced headroom

12.19 ft²

1.13 m²

(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



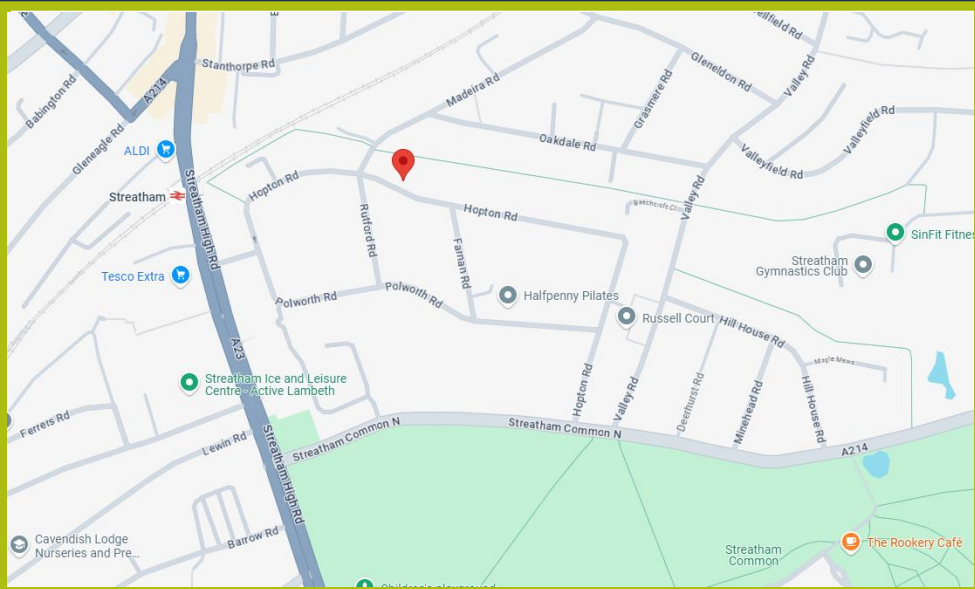
Mobile Signal
Good Coverage



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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