

Hopton Road, London, SW16

GUIDE PRICE £500,000 Share of Freehold

2

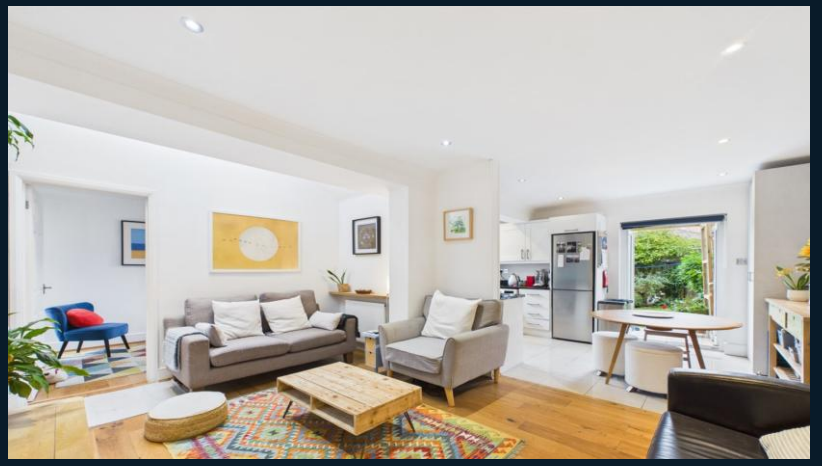
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Property Description

Presenting an impressive two-bedroom ground floor flat situated in an excellent location, this property combines contemporary living with practical design. The spacious open-plan kitchen and living area is the heart of the home, providing a welcoming environment for both relaxing and entertaining.



The seamless flow from the living room into the kitchen, followed by doors leading directly to the rear of the property, creates a sense of openness and connectivity throughout. The kitchen is finished to a high standard, featuring modern appliances, ample storage, and stylish work surfaces. The first double bedroom is beautifully filled with natural light, creating a bright and inviting space. The second double bedroom benefits from doors leading directly to the side access, offering added convenience and versatility. The third bedroom is currently used as a study, providing an ideal space for working from home or the flexibility to suit a variety of needs. The property benefits from a driveway that provides valuable off-street parking.



Additional features include a well-appointed bathroom, quality flooring throughout. Located within the sought-after area, residents will enjoy easy access to a range of local amenities, transport links, and popular dining and shopping destinations. This flat perfectly balances style, space, and functionality, making it an exceptional opportunity for those seeking a comfortable and modern home in a vibrant community.

Early viewing is highly recommended to fully appreciate all this property has to offer.

Disclaimer

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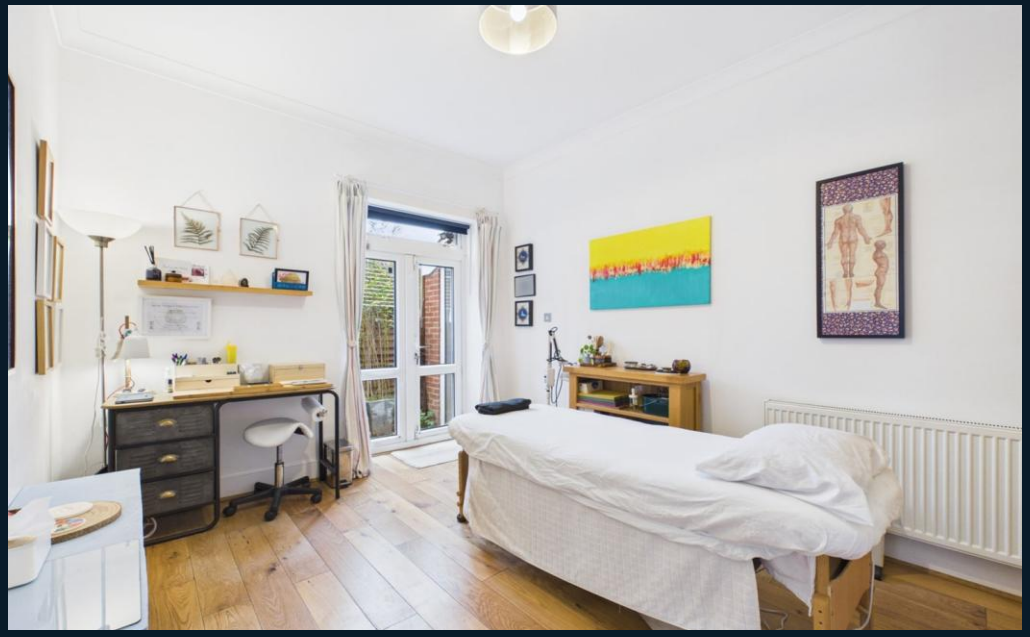

PURA VIDA



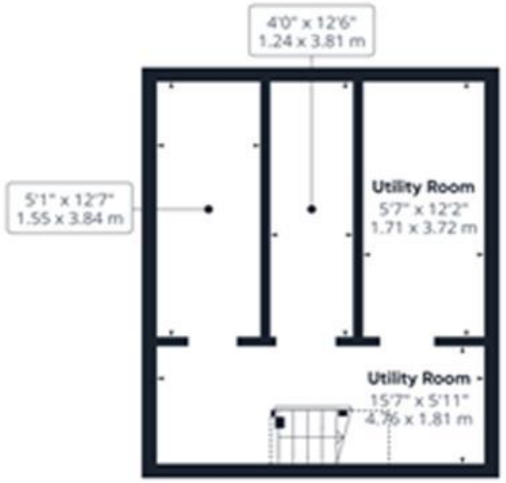




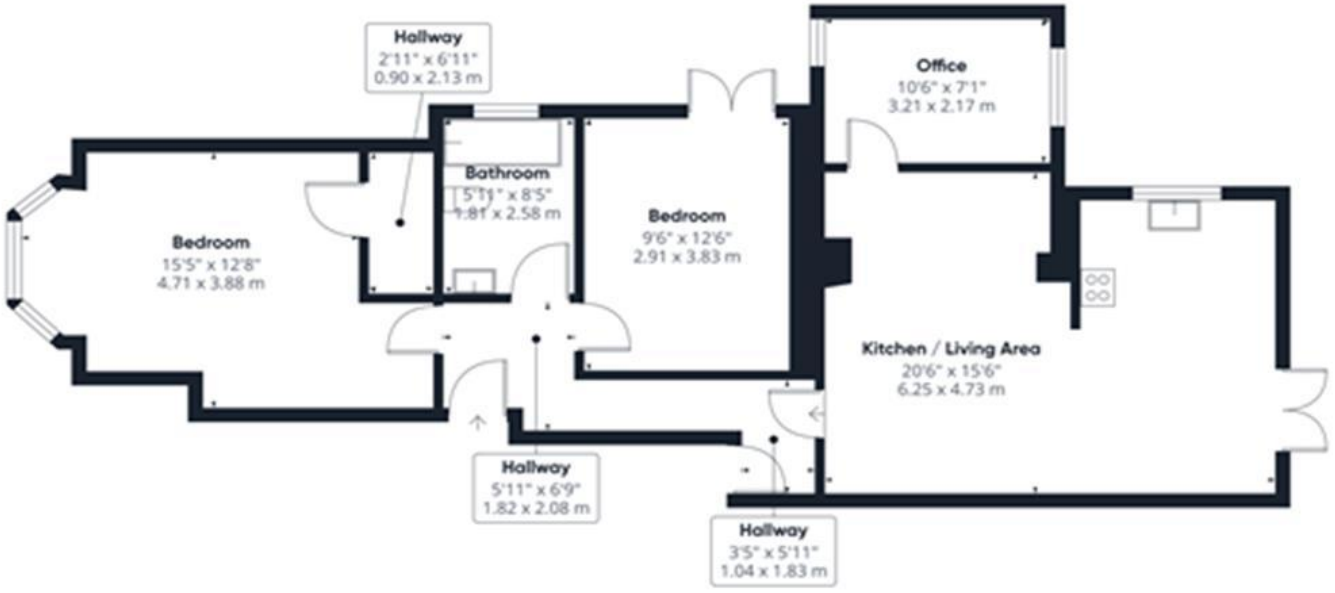








Floor -1



Ground Floor

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Approximate total area(1)

1113 ft²

103.3 m²

Reduced headroom

12 ft²

1.1 m²

(1) Excluding balconies and terraces

Reduced headroom

------ Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Material Information

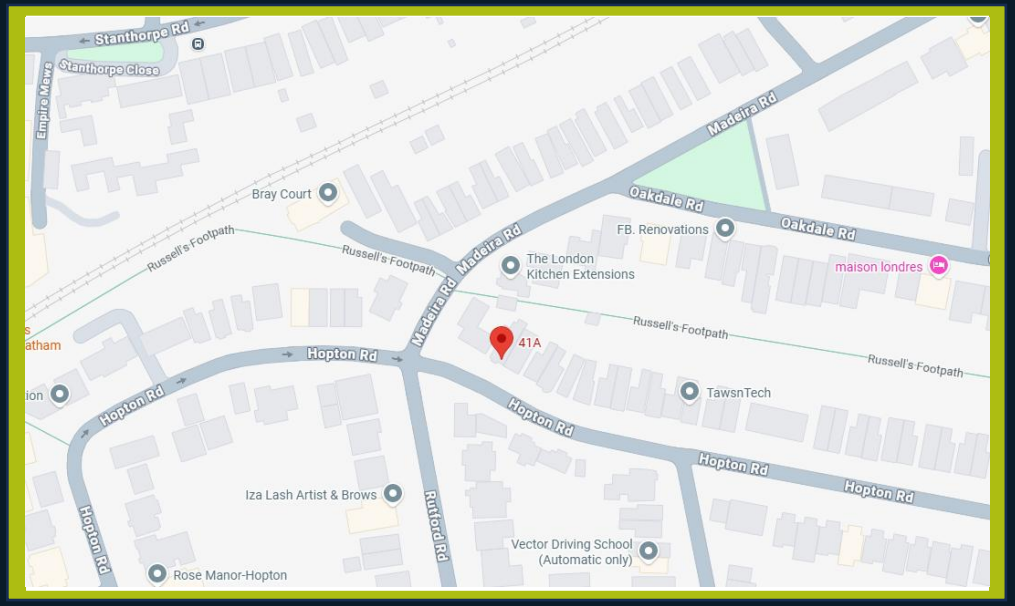
Tenure – Leasehold (with a Share of Freehold)

Length Of Lease – 104 years remaining

Building Insurance– £273

Council Tax Band – C

Local Authority – Lambeth Council



Property Type
Flat (Ground Floor)

Construction Type
Brick

Parking
Driveway

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**
Risk Level: 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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