



barnard marcus

Hopton Road, London SW16 2EQ



welcome to
Hopton Road, London

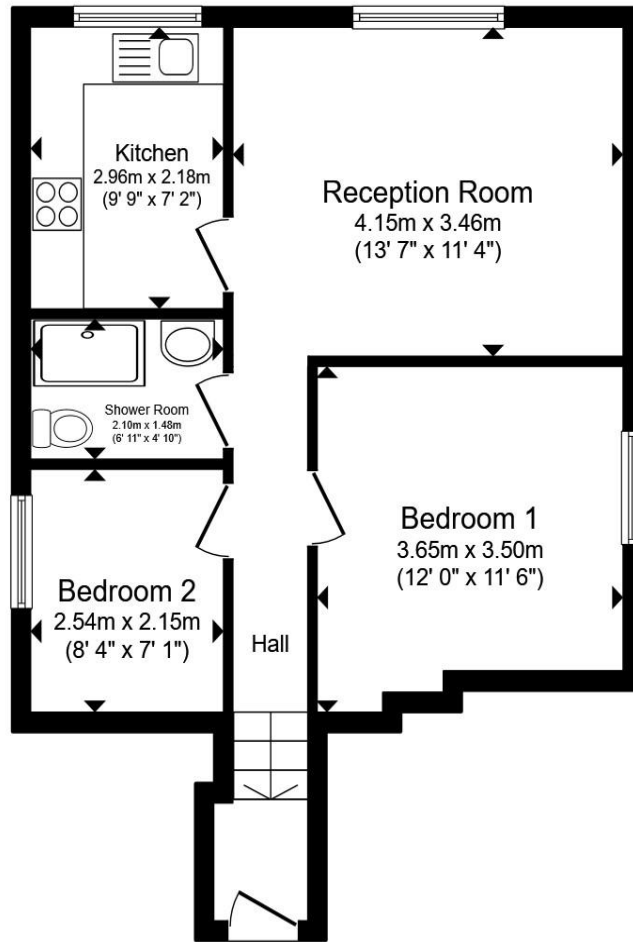
This exceptional property on Hopton Road has been thoughtfully and meticulously refurbished by the current owners to an attractive standard, seamlessly blending contemporary finishes with its elegant period character.

The accommodation comprises two generously proportioned double bedrooms, a stylish modern family bathroom, a spacious living room, and an elegantly finished kitchen. The property further benefits from access to a very spacious communal garden to the rear.

Located on the peaceful, tree-lined Hopton Road, the home is exceptionally well placed for commuters, with Streatham Station approximately a 3 minute walk away and Streatham Common Station around 14 minutes' walk away, providing fast and direct connections to London Bridge and London Victoria in approximately 25 minutes. Gatwick Airport is also easily accessible in around 40 minutes. Both Streatham and Tooting Bec Commons are nearby offering excellent access to open green spaces. Tesco Extra, Aldi, Lidl, Streatham Recreation Centre and multiple gyms are all within easy walking distance.

Early viewing highly advised!





Total floor area 49.2 m² (530 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

Hopton Road, London

- Two Bedrooms
- Period Conversion
- Amazing transport Links
- Close to local Amenities
- Chain Free

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1800.00

Ground Rent: 600.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£345,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/STM110481](https://www.barnardmarcus.co.uk/Property/STM110481)



Property Ref:
STM110481 - 0011

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 8769 9393



Streatham@barnardmarcus.co.uk



120 Mitcham Lane, Streatham, London, SW16 6NS



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)