

**Hopton Road, SW16**

2 bedroom flat - conversion for sale

**£415,000**

Share of Freehold

## Property Details

This well-presented flat feels like a home, the moment you walk through the door. The semi-open plan living space benefits from an abundance of natural light, thanks to the south-facing aspect and large windows, complete with a charming window seat, offering views over the leafy, manicured gardens below. There is ample space in which to relax and dine, whilst the recently fitted, shaker-style kitchen is well-designed, with plenty of storage and worktop space, and integrated appliances. The two bedrooms share a stylish modern bathroom, all off a central hallway. The master bedroom is a generous size and boasts fitted wardrobes as well as further built-in storage cupboards in the eaves. The second bedroom is ideal for use as a delightful guest room, dressing room or home office, depending on the purchasers requirements. The property has some fantastic storage options, in the form of a convenient loft space, plus a handy utility cupboard in the hallway. The icing on the cake is the spacious, south-west facing private garden, complete with a lovely decked area - this sunny spot feels incredibly peaceful, and is sure to appeal to anyone who enjoys outdoor entertaining throughout the warmer months of the year. Hopton Road is an attractive and sought-after residential street, a few minutes' walk from Streatham train station with direct trains to London Bridge, Blackfriars, Farringdon and beyond, via Southern Rail and the Thames Link line. The rolling greenery of Streatham Common is at the end of the road itself, whilst the vast, open spaces of Tooting Bec Common and its popular Lido are a ten minute stroll in the other direction. All in all, this is a real box ticker of a flat that is sure to appeal to a wide range of purchasers.

## Features

- Two bedrooms
- Top floor Victorian conversion
- South-west facing private garden
- Loft
- Bright and airy throughout
- Quiet residential road
- Off street parking
- Five minute walk to Streatham station
- Moments from Streatham Common
- Share of freehold

Council tax band C    EPC rating E (49)







# Hopton Road

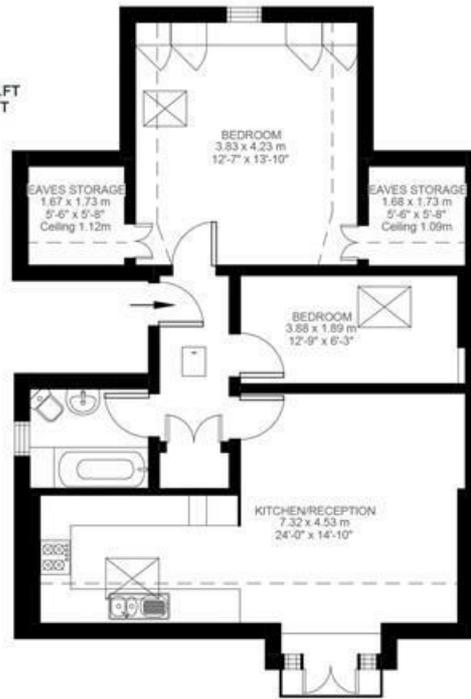
## 2 Bedroom Flat

Approx internal area:

**624 sqft 58 sqm**

(EXCLUDING EAVES STORAGE & LOFT)  
EAVES STORAGE & LOFT 22.84 SQ.M / 246 SQ.FT  
INCLUSIVE TOTAL AREA 80.84 SQ.M / 870 SQ.FT

While we do try our very best, floor plans are produced as a guide only and we take no responsibility for the precise accuracy with which any property is represented



Second Floor



Hopton Road, SW16

