



STREATHAM HIGH ROAD, SW16  
£325,000 LEASEHOLD

## BRIGHT AND SPACIOUS ONE-BEDROOM FLAT IN THE HEART OF STREATHAM MOMENTS FROM THE COMMON

Streatham | 020 8769 6699  
46-50 Streatham Hill, London, SW2 4RD

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### DESCRIPTION:

Set on the third floor of Hopton House, this bright and spacious one-bedroom apartment offers a peaceful and private retreat with elevated views and excellent natural light. Unlike lower-level units, this home benefits from reduced street noise and foot traffic, ensuring a quieter and more serene living environment.

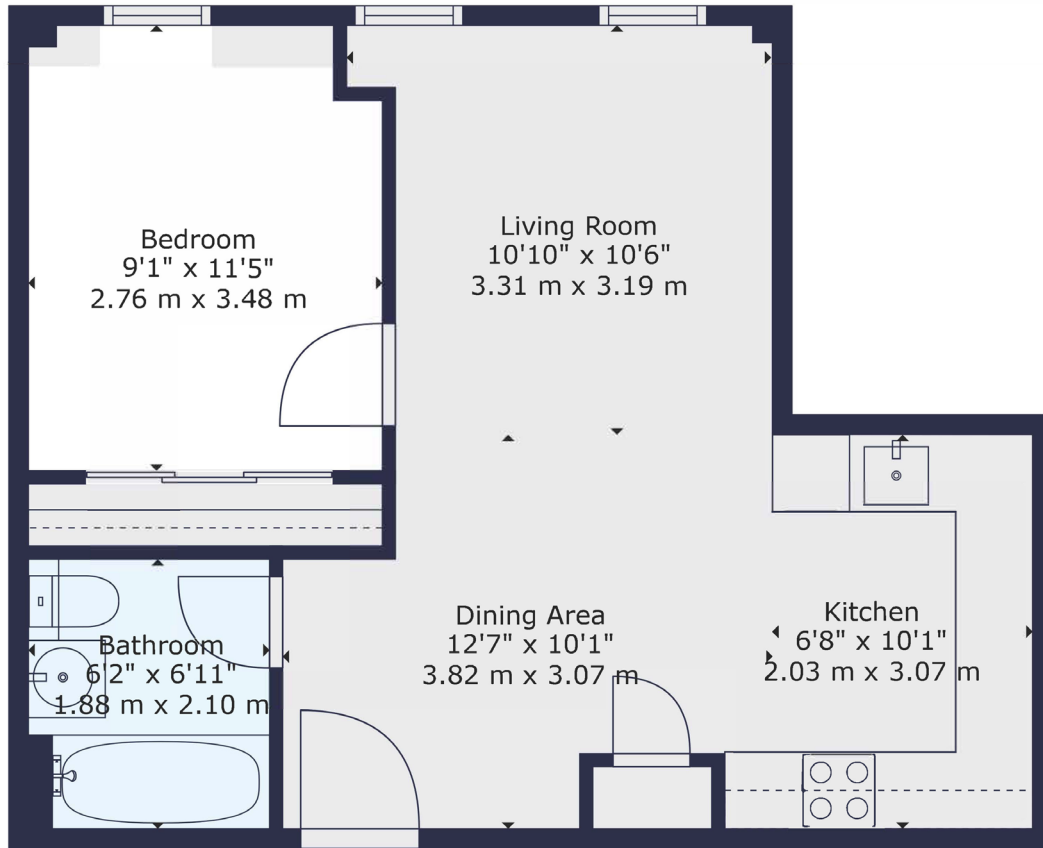
The generous open-plan living area is illuminated by dual-aspect windows, creating a warm and inviting atmosphere. The modern kitchen is fitted with sleek integrated appliances and ample storage, making it perfect for contemporary city living. The well-proportioned double bedroom provides a tranquil retreat, complemented by a stylish bathroom with a full-size bathtub and overhead shower.

A standout feature of this apartment is the secure, allocated parking space, a rare and highly sought-after addition in this development. Hopton House is conveniently located just off Streatham Common North and Streatham High Road, offering excellent transport links via Streatham and Streatham Common stations. Residents will also enjoy close proximity to supermarkets, cafés, and leisure facilities, including Streatham Ice Rink and Leisure Centre. For nature lovers, Streatham Common and the picturesque Rookery Gardens—protected by English Heritage—are just a short stroll away, providing an ideal escape from city life.

### AT A GLANCE

- Bright and spacious one-bedroom apartment
- Open-plan living and dining area
- Modern fitted kitchen with integrated appliances
- Stylish bathroom with bathtub and overhead shower
- Close to Streatham and Streatham Common stations
- Moments from Streatham Common and The Rookery
- Easy access to supermarkets and leisure facilities
- Excellent transport links to the City and West End
- Secure entry system for added peace of mind
- Double-glazed windows enhancing insulation and quietness
- Wood flooring throughout living areas for a modern feel
- Ideal for first-time buyers or investors





TOTAL: 460 sq. ft, 42.7 m2

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All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or Winkworth. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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

**Tenure:** Leasehold

**Term:** 139 years and 10 months

**Service Charge:** £2,672.88 per annum

**Ground Rent:** £303.46 Annually

**Council Tax Band:** C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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