

STREATHAM HIGH ROAD, SW16
£300,000 LEASEHOLD

**BRIGHT AND SPACIOUS ONE-BEDROOM FLAT IN THE HEART OF
STREATHAM MOMENTS FROM THE COMMON AND EXCELLENT
TRANSPORT LINKS**

Streatham | 020 8769 6699 | streatham@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



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.

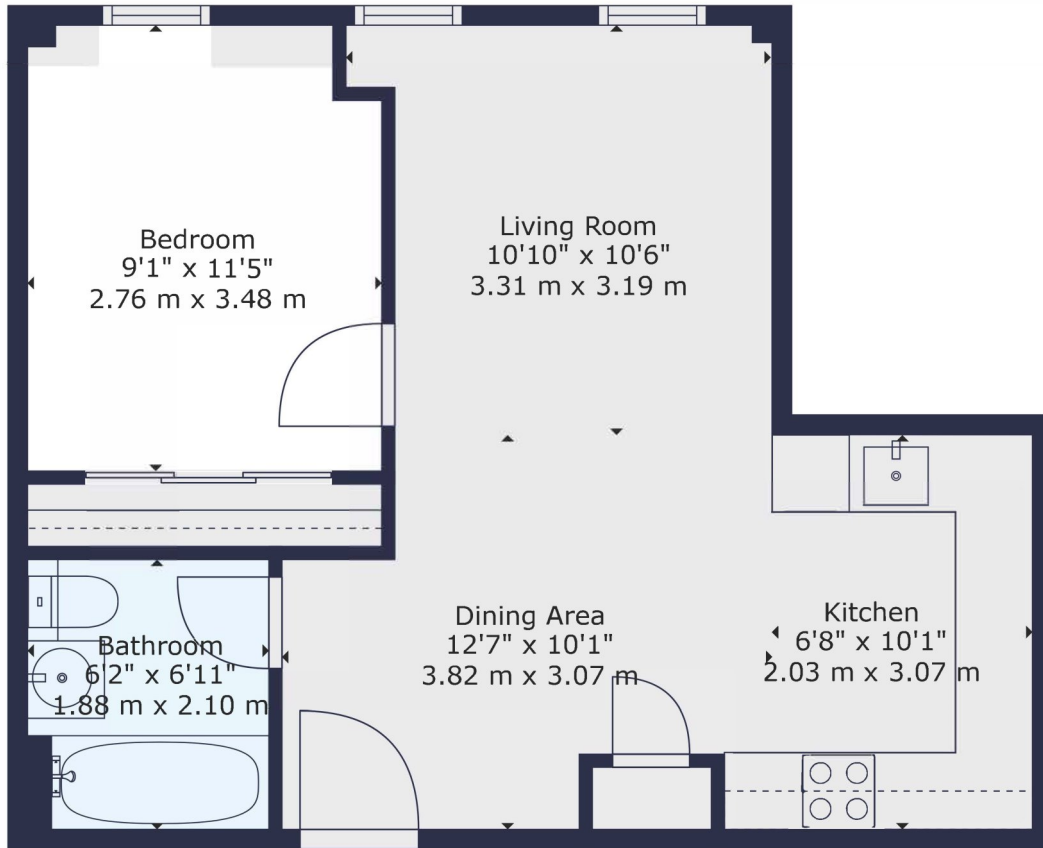
The generous open-plan living area is illuminated by dual-aspect windows, creating a warm and inviting atmosphere. The modern kitchen is fitted with sleek integrated appliances and ample storage, making it perfect for contemporary city living. The well-proportioned double bedroom provides a tranquil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



ACCOMMODATION

Leasehold 139 years 8 months, 1 Bedroom, 1 Reception Room, 1 Bathroom, Flat/Apartment, Upper Floor with Lift, Period, Town/City, Purpose Built, Good decoration, 460 Approx Sq Ft, Service charge £2,673 pa 2024 service charge was x4 quarterly charges of 595.81GBP and a balancing charge of 289.64GBP, so annual service charge of 2,672.88 GBP., Ground rent £303 pa 303.46GBP annually, paid up until 31 December 2025. This was reviewed in December 2024 and has been fixed until the next review in December 2034



TOTAL: 460 sq. ft, 42.7 m²

Winkworth

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)	A		
(81-91)	B		
(69-80)	C	80	80
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Leasehold

Term: 139 year and 8 months

Service Charge: £2672.88 per annum

Ground Rent: £ 303.46 Annually (subject to increase)

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.

Winkworth

Streatham | 020 8769 6699 | streatham@winkworth.co.uk

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.