

Hopton Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

£565,000

- Three double bedrooms
- Split-level conversion




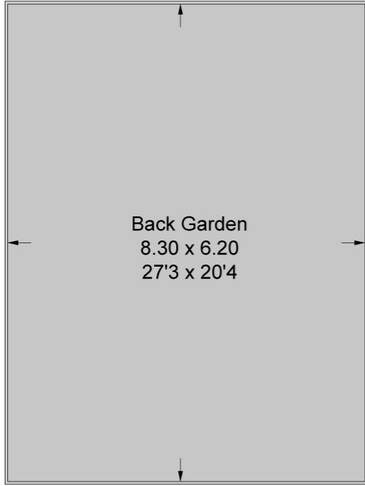
This outstanding, bright and spacious property comprises; large reception room with feature fireplace, modern kitchen with high quality branded appliances, three double bedrooms and newly fitted luxury family bathroom with bath tub and separate shower cubicle. Additional benefits include; private section of rear garden, ample storage and stylish modern decor. Free on street parking. Hopton Road is a desirable and quiet road with close proximity to Streatham BR, bus garage, shops, bars, restaurants and other amenities. The open spaces of Streatham Common are also close by. Available chain free.

Hopton Road

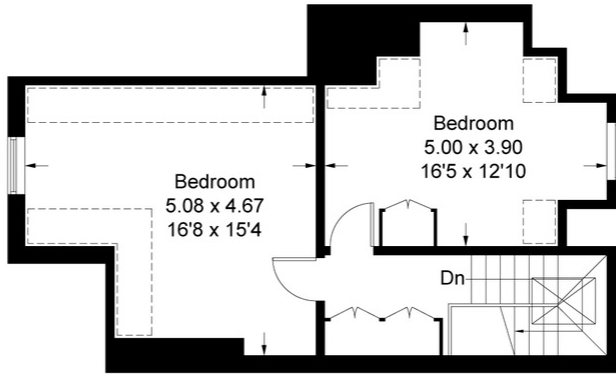
Approximate Gross Internal Area = 101.1 sq m / 1088 sq ft
 Reduced Headroom = 9.3 sq m / 100 sq ft
 Total = 1188 sq m / 1188 sq ft



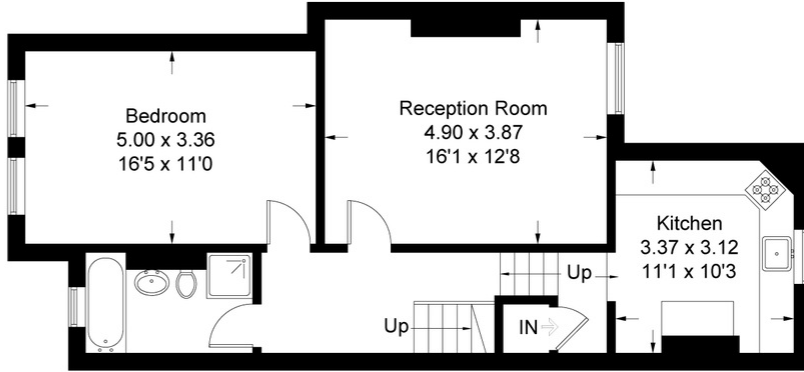
 = Reduced headroom below 1.5m / 5'0"



Ground Floor

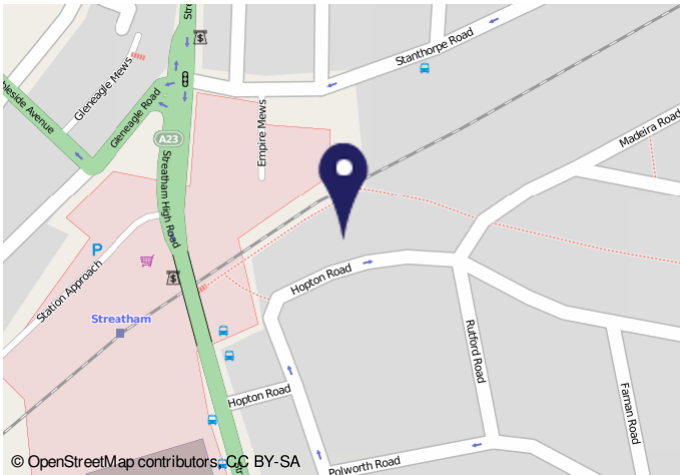


Second Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID364675)



Energy Performance Certificate

375, Hopton Road
LONDON
SW16 2JF

Building type: Top-Floor flat
Date of assessment: 25 October 2011
Date of certificate: 26 October 2011
Reference number: 2058-7920-6210-0128-2810
Type of assessment: EPC - existing dwelling
Total floor area: 110 m²

This home's performance is rated in terms of the energy use and related costs of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	B	F	F
B	C	G	G
C	D		
D	E		
E	F		
F	G		
G			

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	171 kWh/m ² per year	152 kWh/m ² per year
Carbon dioxide emissions	3.2 tonnes per year	2.8 tonnes per year
Lighting	£114 per year	£50 per year
Heating	£576 per year	£560 per year
Hot water	£97 per year	£97 per year

Important Notice
 In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.