

Flat

# FLAT 1, 3 HOPTON ROAD, STREATHAM, SW16 2EG

## £1,850

FEATURES



  
**CC GRAY ESTATES**  
— MAKE YOUR MOVE SIMPLE

# 2 Bedroom Flat located in Streatham

Call us on

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**Council Tax Band**

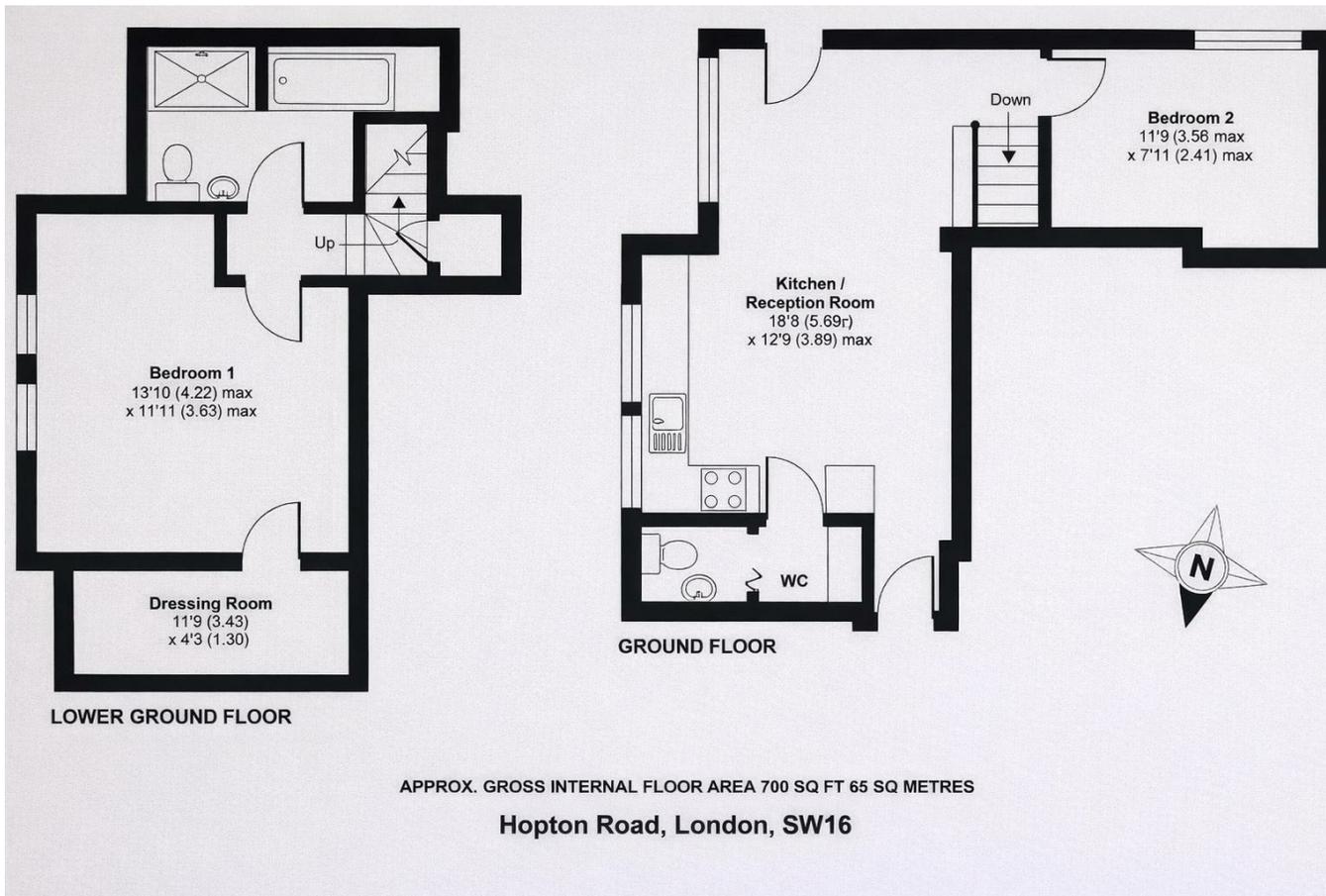
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Nestled in the vibrant heart of Streatham, this stunning split-level flat on Hopton Road offers a perfect blend of modern living and period charm. Beautifully decorated throughout, this two double bedroom property is an ideal choice for those seeking a stylish and comfortable home.

Upon entering, you are welcomed into an open plan reception room and kitchen, creating a delightful space for entertaining friends and family. This floor also features a convenient cloakroom and an additional bedroom, providing flexibility for guests or a home office. The main bedroom, located on the ground floor, boasts a generous walk-in wardrobe and a luxurious family bathroom suite, complete with four pieces to ensure your comfort.

The flat is bathed in natural light, thanks to its double glazing, and offers ample storage with a large cupboard. Gas central heating ensures warmth during the cooler months, while the added benefit of a parking space is a rare find in this bustling area. Residents can also enjoy direct access to the communal garden, perfect for relaxing outdoors.

Hopton Road is ideally situated within easy reach of a variety of shops, bars, and leisure facilities, as well as outstanding schools, cafes, and restaurants. For those who commute, Streatham main line



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

