



Copgate Path, London  
SW16



*Beyond your expectations*

# A beautiful house set in over half an acre of mature gardensEPC:C

**Hamptons International**  
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[www.hamptons.co.uk](http://www.hamptons.co.uk)

Detached house | Four bedrooms | 0.61 acres of land | Summer house | Annex | Off street parking | Views over the common | 4272 sq ft

**Asking Price £1,800,000 Freehold**

### Description

Set in over half an acre of private land is this wonderful four bedroom house over looking Streatham Common. Accessed via a no through road, this amazing plot has three separate buildings spread across it; the gorgeous family house, a two storey summer house and an annex, totalling over 4,000 sq ft of internal living space. This property would serve as a lovely secluded family home or could be a fantastic opportunity to develop into several separate dwellings (STPP).

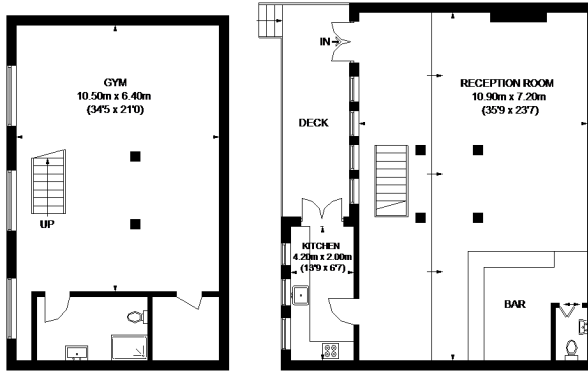
### Location

Copgate Path is a very quiet single track road off Gibsons Hill running through Streatham Common. Access into central London can be via Streatham station which is less than a mile away and offers direct links into London Blackfriars in 18 minutes. En route to the station is Streatham High Street which has a wonderful variety of shops, restaurants and cafes.

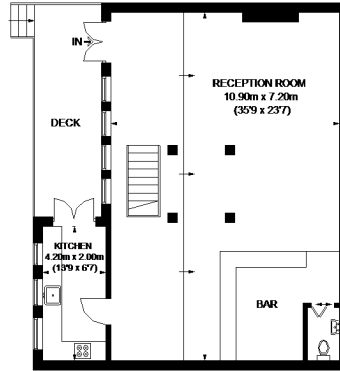


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	40	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

# COPGATE PATH

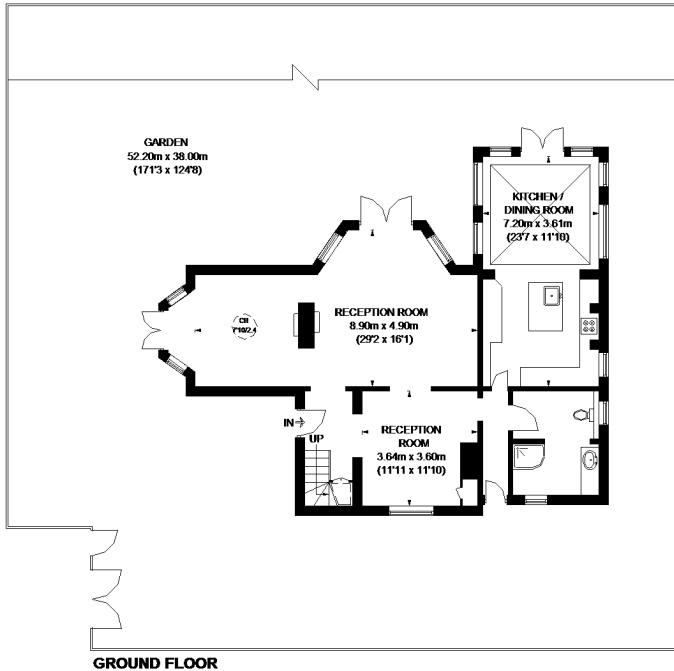
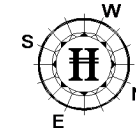
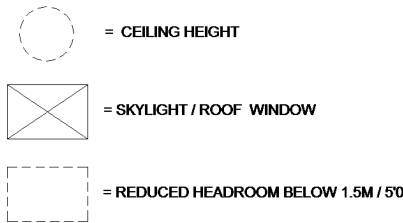


**SUMMER HOUSE -  
LOWER GROUND FLOOR**

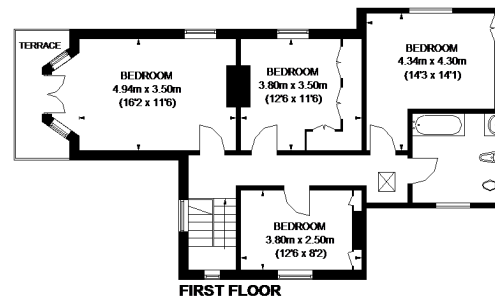


**SUMMER HOUSE - GROUND FLOOR**

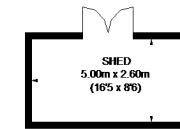
(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)



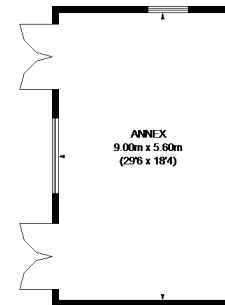
**GROUND FLOOR**



**FIRST FLOOR**



**SHED**  
(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)



**ANNEX**  
(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA  
(EXCLUDING REDUCED HEADROOM)  
GROUND FLOOR = 1056 SQ. FT. (98.1 SQ. M.)  
FIRST FLOOR = 862 SQ. FT. (80.1 SQ. M.)  
SUMMER HOUSE LOWER GROUND FLOOR  
723 SQ. FT. (67.2 SQ. M.)  
SUMMER HOUSE GROUND FLOOR  
946 SQ. FT. (87.9 SQ. M.)  
SHED = 140 SQ. FT. (13.0 SQ. M.)  
ANNEX = 542 SQ. FT. (50.4 SQ. M.)  
REDUCED HEADROOM  
3 SQ. FT. (0.3 SQ. M.)  
**TOTAL = 4272 SQ. FT. (397 SQ. M.)**

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. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID651656)

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

