



HEATON ROAD, CR4  
**£599,999 LEASEHOLD**

**AN EXCEPTIONAL SPLIT LEVEL, THREE DOUBLE  
BEDROOM FLAT THAT HAS BEEN EXTENDED AND  
REFURBISHED BY THE CURRENT OWNERS**

Tooting | 020 8767 5221 | [tooting@winkworth.co.uk](mailto:tooting@winkworth.co.uk)



## DESCRIPTION

An exceptional split level, three double bedroom flat that has been extended and refurbished by the current owners to the highest standard. Upon entering, a well-proportioned double bedroom sits at the front of the flat boasting an ensuite shower room, a separate family bathroom and further double bedroom are located on the ground floor. The hallway leads into a fabulous open plan kitchen/living/dining room with stunning wooden floor and a modern kitchen with integrated appliances and breakfast bar. Large full width bi folding doors open out onto the private terraced garden which has been superbly landscaped and providing ample space to entertain and enjoy. Stairs lead to the fabulous first floor master bedroom with built in wardrobes and a stunning ensuite shower room.

Tenure: Leasehold 999 years remaining

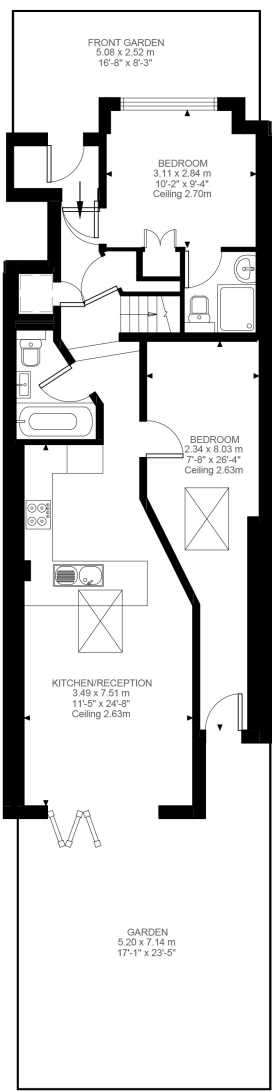
No ground rent

No service charge

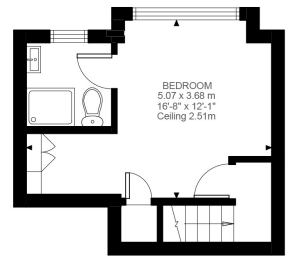
Council tax: Merton council band TBC

Heaton Road is a beautiful residential road ideally located within walking distance from all local amenities of London Road, as well being within easy reach of Tooting station, allowing easy access in and out of the City.





Ground Floor  
666 ft<sup>2</sup>



First Floor  
221 ft<sup>2</sup>

Heaton Road, CR4  
Approximate Gross Internal Area  
82.45 SQ.M / 887 SQ.FT

KEY: CH = Ceiling Height  
[Restricted Head Height]

Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.

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.