



Heaton Road, CR4

£350,000 *Share of Freehold*



An exceptional one-bedroom maisonette situated in a handsome period property.

KEY FEATURES

- Period Maisonette
- Arranged Over Two Floors
- Juliet Balcony
- Large Double Bedroom
- Ensuite Bathroom & Separate WC
- Spacious Open Plan Reception Room & Kitchen
- 641.9 sqft.



Tooting

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Arranged over 641 sqft., this gorgeous flat offers a well-proportioned open plan living area with a stunning kitchen boasting ample storage space as well as integral appliances situated on the top floor with large floor to ceiling sliding doors and a Juliet balcony. Recently renovated, and with a modern interior, the second floor boasts an abundance of natural light and hardwood flooring, as well as a separate WC.

On the first floor is an expansive double bedroom with high ceilings, great storage options, and en-suite bathroom featuring custom tiling. The flat further benefits from extensive eave storage.





Heaton Road is a beautiful residential road ideally located within walking distance from all local amenities of London Road, with trendy restaurants, cozy cafes, boutique shops etc. The flat is also moments from Tooting station (2-minute walk), allowing easy access in and out of the City (25 minutes to central London & 5 minutes to Wimbledon by train).

The open spaces of Figges Marsh are within easy reach for residents to enjoy, with its gym equipment in the park, a brand-new sports centre minutes away, as well as a stylish modern gym just a 5-minute walk. Tooting Bec Common is also only a 20-minute walk, with Tooting Broadway tube station only a 10-minute walk.

Heaton Road

Total area: approx. 641.9 sq. feet (59.6 sq. metres)



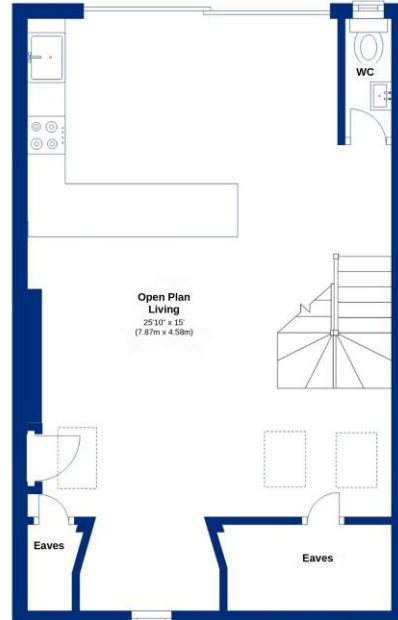
Ground Floor

Approx. 20.7 sq. feet (1.9 sq. metres)



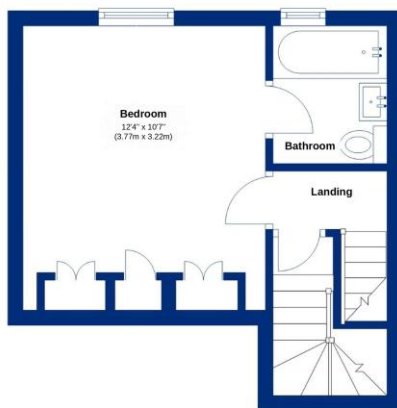
Second Floor

Approx. 409.3 sq. feet (38.0 sq. metres)



First Floor

Approx. 211.9 sq. feet (19.7 sq. metres)



All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements. • @modephoto.uk | www.modephoto.co.uk Plan produced using PlanUp.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

MATERIAL INFO

Tenure: Share of Freehold

Term: 993 year and 5 months

Council Tax Band: C

EPC rating: 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.

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