



Henry Doulton Drive, SW17

OIEO £300,000 *Leasehold*



A charming third floor one double bedroom flat forming part of the popular and very well-maintained Heritage Park development.

KEY FEATURES

- Modern One Bedroom Flat
- Leasehold
- One Bathroom
- Spacious Reception Room
- Communal Garden
- Residents Parking
- Excellent Loft Storage



Tooting

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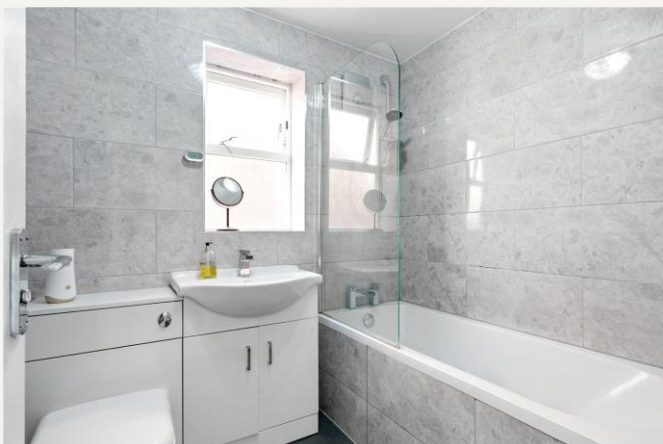
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Arranged over 433 sqft., the flat comprises; a good size double bedroom with generous built-in cupboards and an abundance of natural light from the new double-glazed windows, there is also a modern generous-sized bathroom. The spacious reception room leads to a separate kitchen with integrated appliances and a lovely, tiled backsplash. This property also includes two parking spaces and a visitor's space. The flat further benefits from excellent storage through the loft.

Henry Doulton Drive benefits from well-kept communal areas, communal bike storage and an on-site caretaker. The property is near some excellent bars and restaurants along Balham High Road, as well as the wide-open spaces of Tooting Bec Common, only a 2-minute walk from the flat. Tooting Bec tube station (Northern Line) is situated within easy reach, only a 10-minute walk, providing great transport links to the City.





MATERIAL INFO

Tenure: Leasehold

Term: 137 year and 8 months

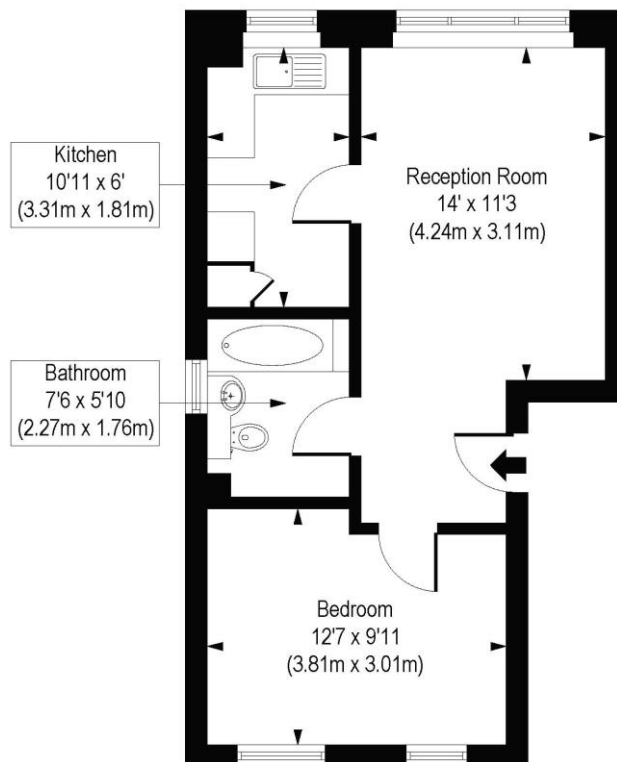
Service Charge: £2816.53 per annum.

Ground Rent: £600 Annually (subject to increase)

Council Tax Band: C

EPC rating: To be confirmed.

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Approx. Gross Internal Floor Area 433 sq. ft / 40.23 sq. m



Third Floor

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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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