



HEATON ROAD, CR4
£580,000 SHARE OF FREEHOLD

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

Tooting | 020 8767 5221 | tooting@winkworth.co.uk

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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 with a separate family bathroom and further double bedroom is located on the ground floor. The hallway leads into a fabulous open plan kitchen/living/dining room with stunning wooden floor and a shaker kitchen with integrated appliances. Large full width bi folding doors open out onto the private terraced garden.

Stairs lead to the fabulous first floor master bedroom with built in cupboards and a stunning en-suite shower room.

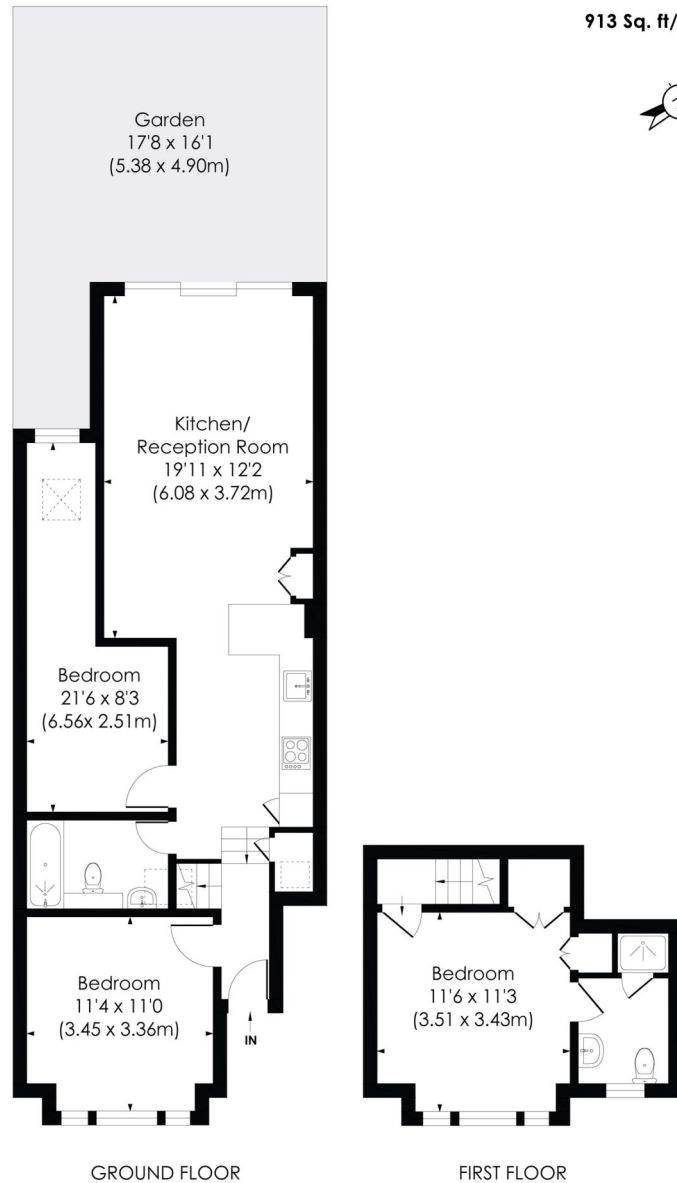
Heaton Road is a beautiful residential road ideally located within walking distance from all local amenities of London Road, as well being within easy reach of Tooting station, allowing easy access in and out of the City.



HEATON ROAD, CR4

Approx. Gross Internal Floor Area

913 Sq. ft/84.80 Sq. m



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PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	80
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (48-54)	48
F (35-47)	
G (1-34)	
Not energy efficient - higher running costs	
England, Scotland & Wales EU Directive 2002/91/EC	

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