



Henry Doulton Drive, SW17

£325,000 *Leasehold*



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

#### KEY FEATURES

- Leasehold
- Ground Floor Flat
- One Large Bedroom
- Spacious Reception Room
- Secure Resident's Parking
- New Integrated Kitchen Appliances



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Arranged over 420 sqft., the flat is beautifully presented throughout and includes 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 bathroom with a gorgeous accent wall. The open-plan reception room leads to the kitchen with brand new integrated appliances (oven, fridge and washing machine). The flat further benefits from new electric radiators in lounge, bedroom and bathroom which can all be controlled by mobile phone, as well as new carpeting throughout. This property also includes two parking spaces and a visitor's space.

Henry Doulton Drive benefits from well-kept communal areas, communal bike storage and an on-site caretaker. The property is in close proximity to 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.

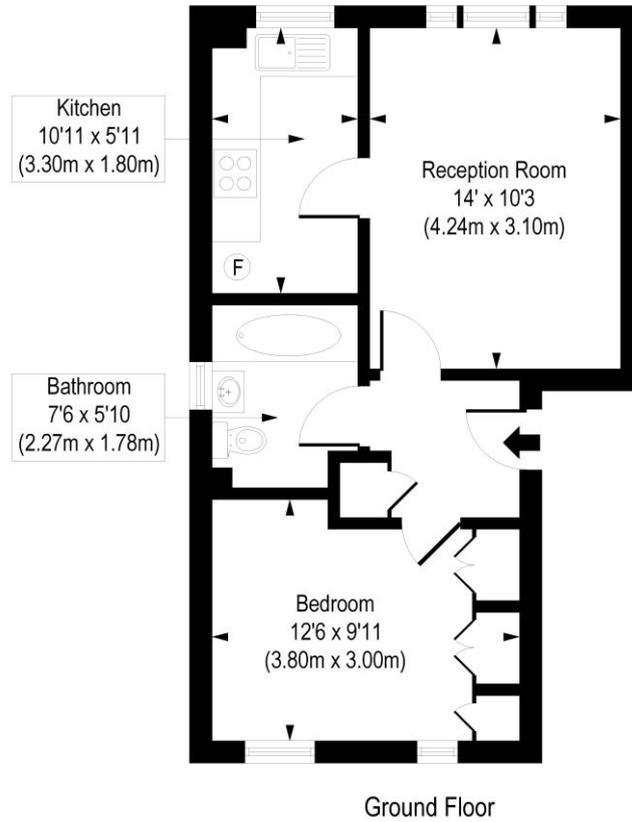
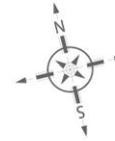




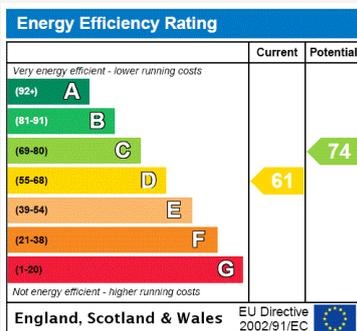
### MATERIAL INFO

**Tenure:** Leasehold  
**Term:** 161 years  
**Service Charge:** £1,572 per annum  
**Council Tax Band:** C  
**EPC rating:** D

Henry Doulton Drive, SW17  
 Approx. Gross Internal Floor Area 420 sq. ft / 39.01 sq. m



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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