



HEATON ROAD, MITCHAM, CR4  
**£399,999 LEASEHOLD**

## AN EXCEPTIONAL ONE BEDROOM FLAT SITUATED IN A HANDSOME PERIOD PROPERTY

An exceptional one bedroom flat situated in a handsome period property. This gorgeous flat offers a well proportioned open plan living area with a stunning kitchen boasting ample storage as well as integral appliances and breakfast bar situated on the top floor with large floor to ceiling sliding doors with a Juliet balcony. On the first floor is a generous double bedroom with built in wardrobes and a separate bathroom. This stunning flat has extensive eave storage remaining. This property would make an ideal first time purchase or investment property.

Tenure: Leasehold 99 years remaining  
No ground rent  
No service charge  
Council tax: Merton council tax 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.

Tooting | 020 8767 5221  
17 Upper Tooting Road, London, SW17 7TS

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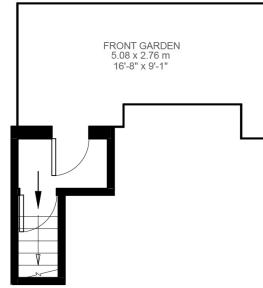




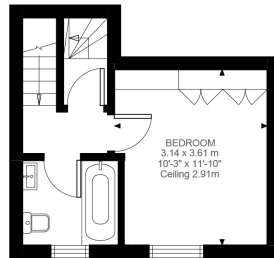


## ACCOMMODATION

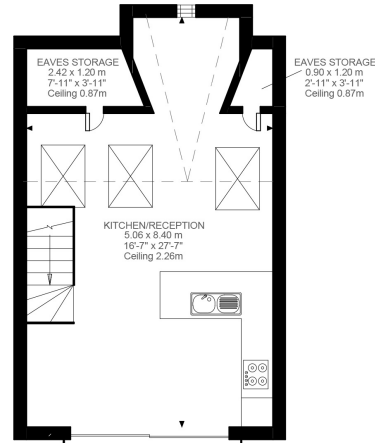
Leasehold, 1 Bedrooms, 1 Reception Rooms, 1 Bathrooms, Flat/Apartment, Modern



Entrance To First Floor  
15 ft²



First Floor  
217 ft²



Second Floor  
392 ft²

#### Heaton Road, CR4

Approximate Gross Internal Area

58.06 SQ.M / 625 SQ.FT

(EXCLUDING EAVES STORAGE)

EAVES STORAGE 4.27 SQ.M / 46 SQ.FT

INCLUSIVE TOTAL AREA 62.33 SQ.M / 671 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.

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