



## Lisle Close, SW17

£550,000 *Leasehold*



A stylish and substantial ground floor garden flat is set within the popular Heritage Park Estate. Offering two large double bedrooms, one with ensuite and a study/nursery. An impressive and large open plan kitchen/living area leads directly into a secluded area of the communal gardens via double doors.

### KEY FEATURES

- Large Two Bedroom Flat
- Two Bathrooms
- Direct Access into Garden
- Ground Floor
- Recently Refurbished
- 973 sqft



**Tooting**

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The property is notably light and has been recently finished to a high standard.

Externally, the property benefits from off-street parking and access to communal gardens. The home is located within a residential development known for its green spaces, outstanding primary schools, and proximity to Tooting Bec. A superb collection of lively bars, restaurants and shopping is available in nearby Tooting and Balham.

Transport links include Tooting Bec (0.7miles) and Tooting Broadway (1.1miles) Underground stations (Northern Line), both within walking distance and offering direct services to central London. Balham offers a range of shops, restaurants, and other facilities.

Wandsworth Council Tax Band: D



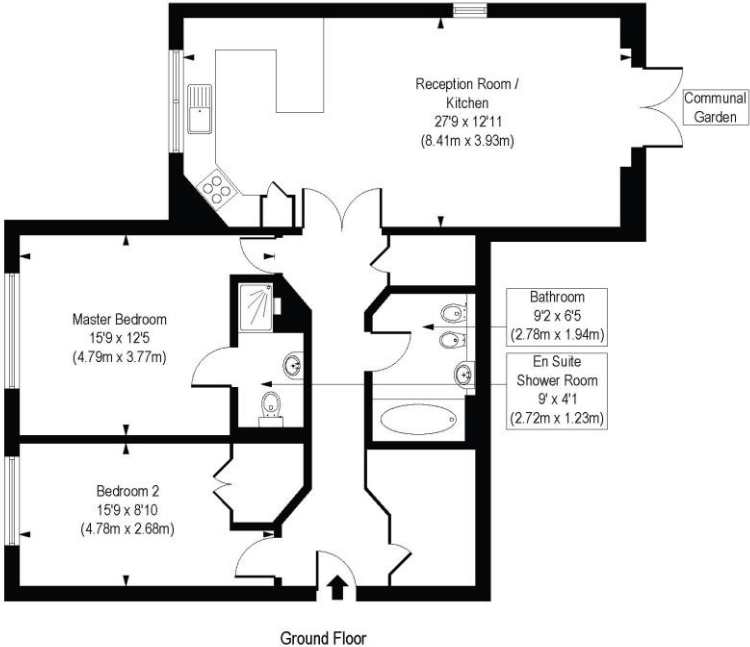




## MATERIAL INFO

**Tenure:** Leasehold  
**Council Tax Band:** D  
**EPC rating:** C

Lisle Close, SW17  
Approx. Gross Internal Floor Area 973 sq. ft / 90.44 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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