



## Elderfield Place, SW17

£435,000 *Share of Freehold*



A spacious two double bedroom, two bathroom apartment, located in the popular Heritage Park development close to Tooting Bec Underground and green spaces of Tooting Common.

### KEY FEATURES

- Purpose Build Flat
- Two Large Double Bedrooms
- Two Bathrooms
- Separate Kitchen
- Share of Freehold
- Off Street Parking



### Tooting

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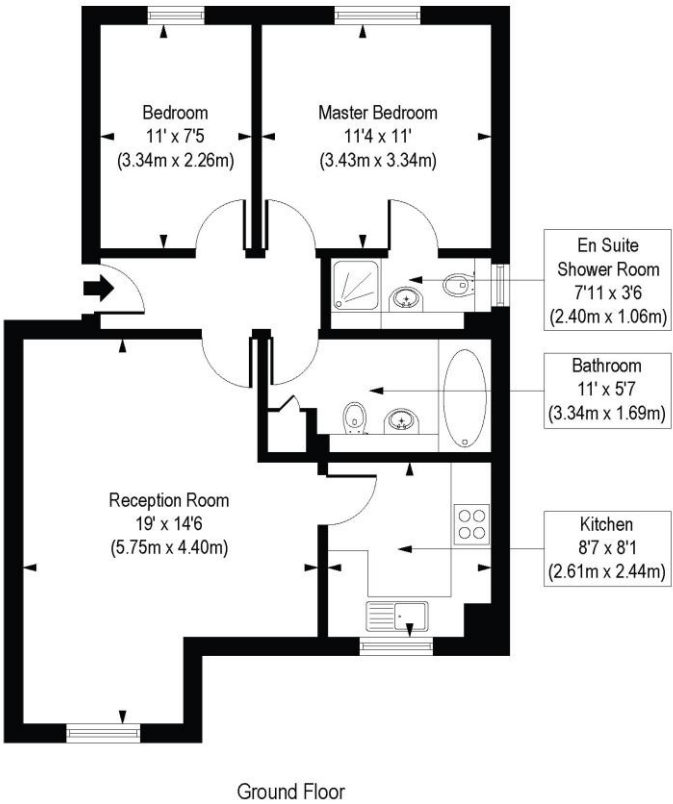


Arranged over 64 sqft, the flat comprises a bright and spacious reception room overlooking communal gardens, a separate well sized kitchen providing ample storage and cooking space, two double bedrooms and two bathrooms (one en-suite). The property further benefits from off-street parking.

The Heritage Park development benefits from residents parking, bike storage, communal gardens and offers easy access to the shopping, dining and entertainment facilities of Tooting Bec and Balham. Tooting Bec station (Northern Line) is a short walk away and multiple bus stops are within easy reach.







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	69 C	70 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.