



HENRY DOULTON DRIVE, SW17  
**£400,000 SHARE OF FREEHOLD**

**AN EXCEPTIONAL TWO DOUBLE BEDROOM FIRST FLOOR FLAT WITH A SHARE OF THE FREEHOLD.**

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### **DESCRIPTION:**

An exceptionally well presented first floor two double bedroom flat forming part of the popular and very well-maintained Heritage Park development. The flat has been meticulously looked after and maintained by its current owner and benefits from modern double glazed windows throughout, an upgraded pressurised hot water system and a share of the freehold.

The accommodation includes a good size double bedroom and second smaller double bedroom, new bathroom and open-plan reception with a newly fitted kitchen. This property also includes two parking spaces and a visitor's space.

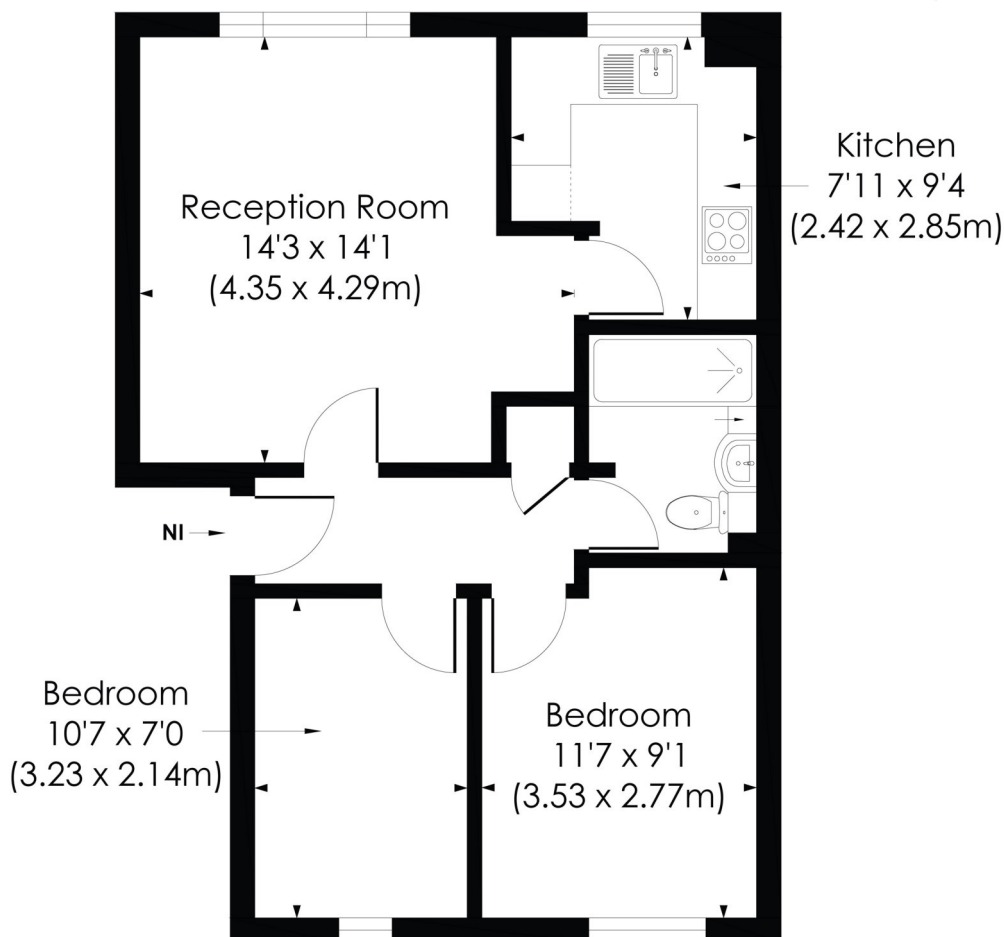
Henry Doulton Drive benefits from well kept communal areas, communal bike storage and an on site caretaker. The property is in close proximity to some excellent bars and restaurants along Balham High Road, as well as the wide open spaces of Tooting Bec Common. Tooting Bec tube station (Northern Line) is situated within easy reach providing great transport links to the City.





## HENRY DOULTON DRIVE, SW17

Approx. Gross Internal Floor Area  
**537 Sq. ft/49.90 Sq. m**



### FIRST FLOOR

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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	
A (92-100)	
B (81-91)	
C (69-80)	80
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales EU Directive 2002/91/EC	

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