



HENRY DOULTON DRIVE, SW17 6DF

Asking Price £275,000

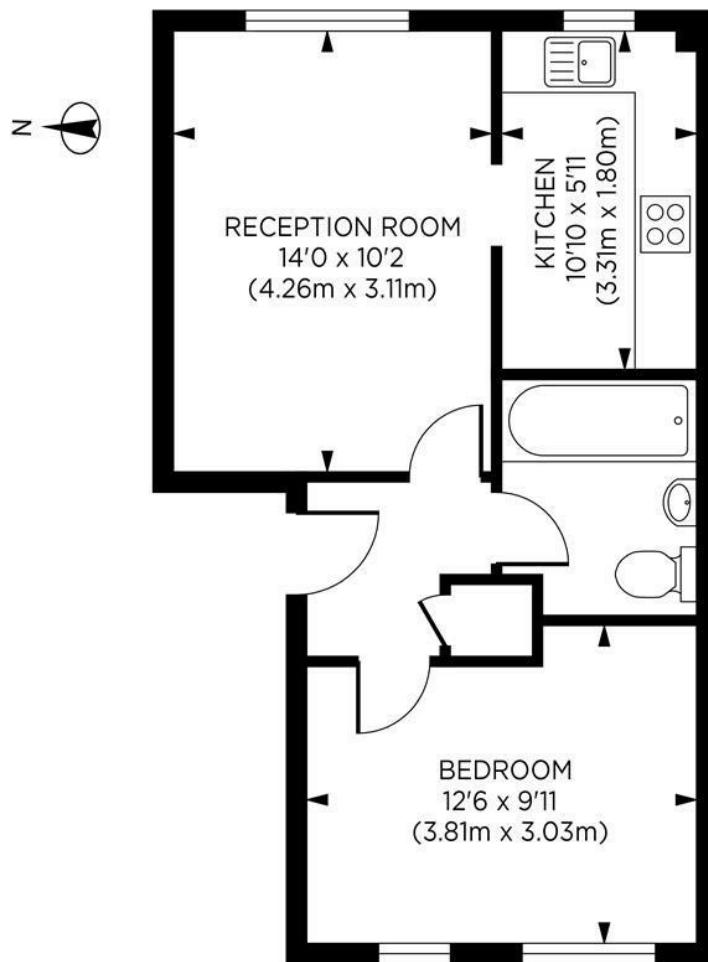
We are delighted to offer to the market this well-presented first-floor one-bedroom flat, situated within the highly sought-after Heritage Park development in Tooting Bec, just a short walk from Tooting Bec Underground Station and an excellent range of local shops and amenities. The accommodation comprises a spacious double bedroom, a fitted kitchen, a bathroom, and a bright reception room. Further benefits include off-street parking and no onward chain, making the property an ideal first-time purchase or investment opportunity. Leasehold. EPC Rating: C. Council Tax Band: C. Please see the virtual tour provided: <https://my.matterport.com/show/?m=JUEbDwfvXjc>



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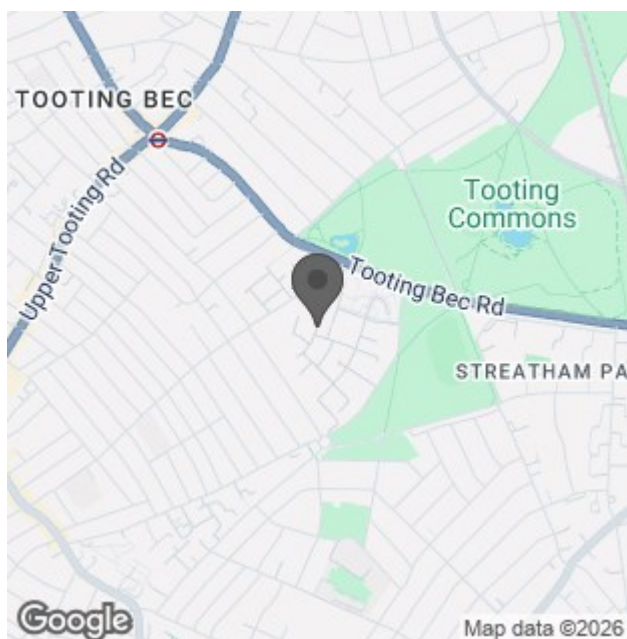
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FIRST FLOOR

Henry Doulton Drive, SW17 6DD
Gross Internal Area 424 sq ft/ 39.39 sq metres
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	81
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

For an instant or face to face valuation, please scan the QR code:



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