

EDEN HOMES



Highlands Heath Portsmouth Road, London, SW15 3TY

Guide price £700,000

This exceptional three double bedroom apartment is situated on the ground floor within this beautiful period mansion block. The home boasts of charm and character with high ceilings, lights and space throughout. The grand hall way leads on to an impressive living room, with dining area and feature fireplace, and original windows fill the bay. The modern style kitchen is separate, fully fitted with a bespoke style. Located from the hallway is the separate cloakroom, family bathroom and three good sized bedrooms all with high ceiling's and the main containing fitted wardrobes. This lovely property is located with the private Highlands Heath development, comprising impressive green communal gardens, tennis court and private parking. The development is situated just off from the wide green spaces of Putney heath and benefits from a short walk to the local buses and amenities as well a the very popular Telegraph pub. Putney high street, tube and mainline stations as well as Richmond Park and Wimbledon common are also just a short walk away. £3927 current reserve fund as advised . Council Tax band F Service charge £3400 per annum as advised.















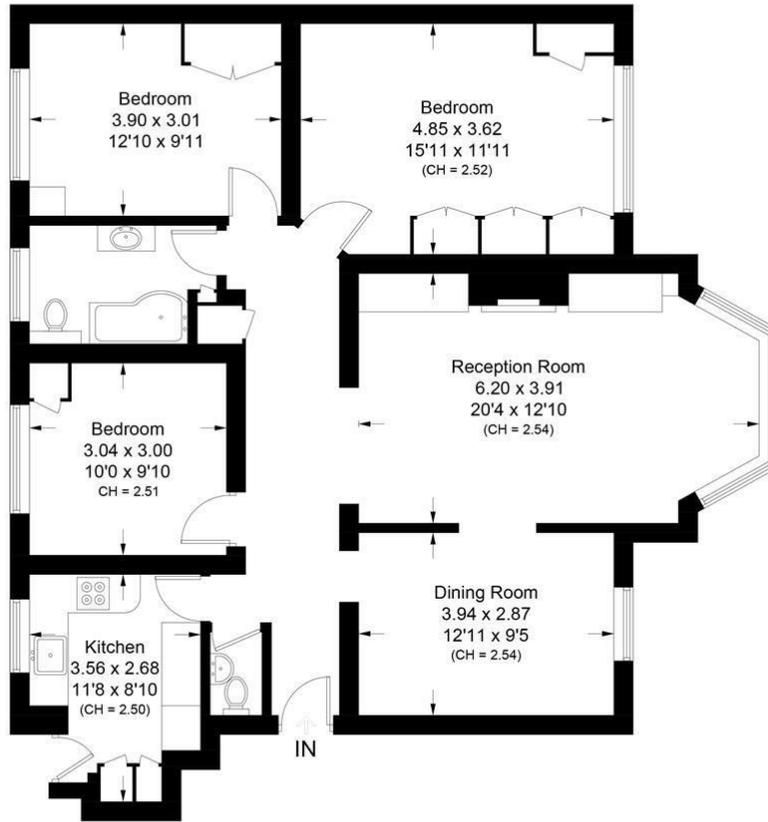




Floor Plan

Highlands Heath, SW15

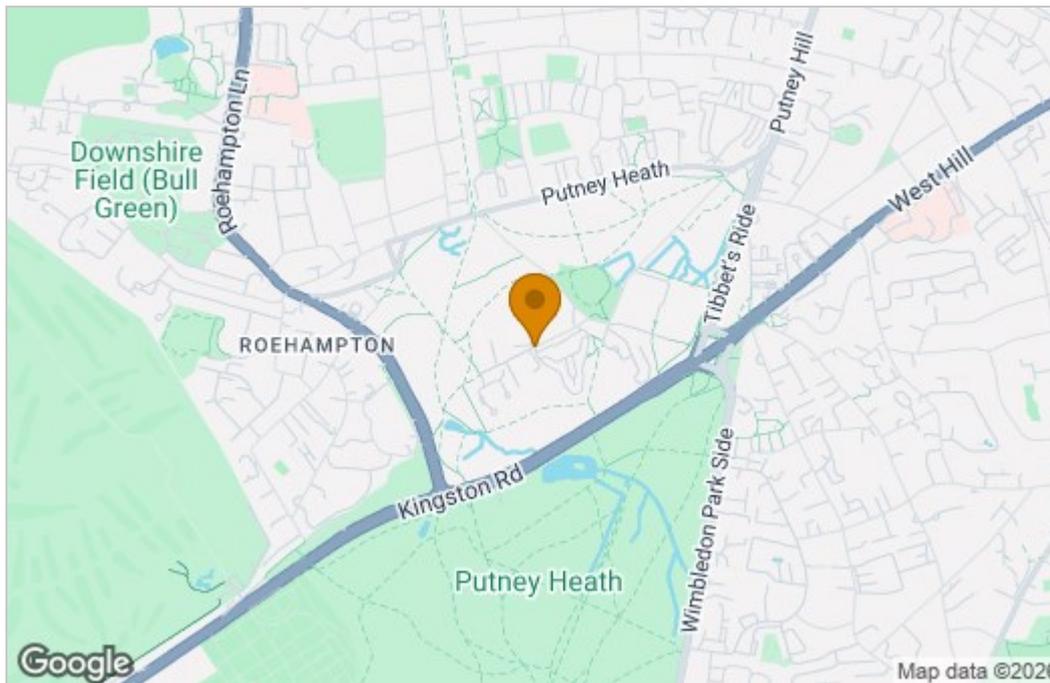
Approximate Area = 109.3 sq m / 1176 sq ft
Including Limited Use Area (2.3 sq m / 25 sq ft)



Ground Floor

Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Area Map



Energy Efficiency Graph

| 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 | | | |
| 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 | |

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