



HEYTHORP STREET, LONDON, SW18

This beautiful four-bedroom family home is presented in excellent condition throughout and offers wonderful living space.

Upon entering the house, the ground floor comprises a spacious front reception with an attractive bay window and an original fireplace. Leading through the hallway there is a ground floor WC and to the rear of the property is a light filled, fully extended kitchen with underfloor heating, a good amount of kitchen worktop space along the wall and on the island, which includes an integrated dishwasher.

Ideal for family living, the spacious room includes a dining area and a further reception/snug area. There are sliding doors out to an attractive garden, with electric awning and heaters making it useable all year round.

The first floor comprises three bedrooms (of which two have fitted cupboards) and a family bathroom.

The top floor has a large principal bedroom with an abundance of built-in wardrobes, fantastic storage space and an ensuite shower room. All bedrooms include built-in black out blinds.

Heythorp Street is recognised as one of the most popular roads in the Southfields Grid. It is ideally located moments from the entrance of Wimbledon Park along with all the artisanal shops and restaurants present in the heart of Southfields. There are also good transport links with the Southfields tube just moments away and Earlsfield overground close by.

Sole Agents.

AMENITIES

- Four bedrooms
- Wonderful living space
- Quiet residential road
- Moments from Wimbledon Park

TENURE Freehold

LOCAL AUTHORITY London Borough of Wandsworth

EPC BAND D

A STUNNING FOUR-BEDROOM FAMILY HOME IN A SOUGHT AFTER STREET IN THE HEART OF THE SOUTHFIELDS GRID AND LOCATED MOMENTS AWAY FROM THE OPEN SPACES OF WIMBLEDON PARK.



Classification L2 - Business Data



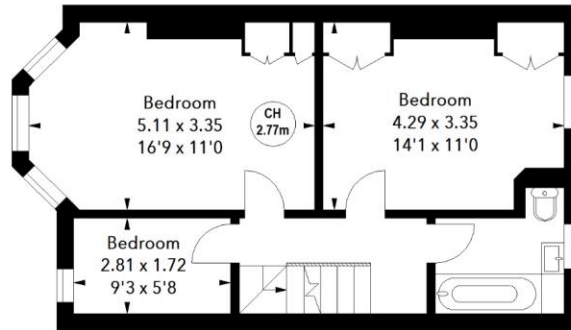


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Heythorp Street, SW18

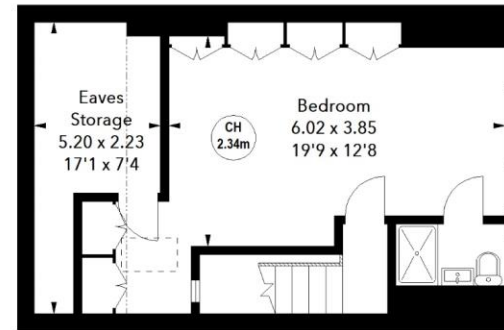
Approximate Area = 156.07 sq m / 1680 sq ft
(Including Eaves Storage)
Eaves Storage = 8.36 sq m / 90 sq ft

Key :
CH - Ceiling Height



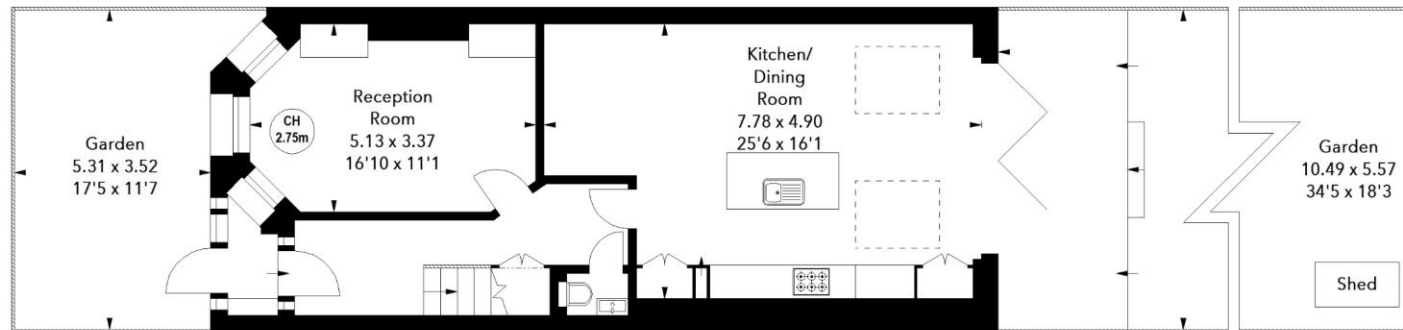
First Floor

Approx. 47.10 sq m / 507 sq ft



Second Floor

Approx. 42.83 sq m / 461 sq ft



Ground Floor

Approx. 66.14 sq m / 712 sq ft

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(90+) 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, Scotland & Wales		
EU Directive 2002/91/EC		

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