



HERITAGE PARK, LONDON, SW17

Carter Jonas

# HERITAGE PARK, LONDON, SW17

An attractive and lateral three-bedroom, first floor flat with parking for two cars within the prestigious Heritage Park development, moments from Tooting Bec Common.

## Inside

The property is conveniently situated on the first floor of the building and is accessed via a well-maintained communal entrance hall. Once inside, the property benefits from plenty of natural light throughout, with a generous square hallway opening onto the spacious sitting room with a large dining area.

The kitchen is situated off the main sitting room and looks out over the landscaped development. It is fitted with ample storage and worksurfaces. The large main bedroom offers its own en-suite shower room. Two further double bedroom can be found across the hallway and is located next to the large bathroom. There is a spacious utility cupboard off the hallway, ideal for laundry and storage.

## Outside

The landscaped gardens, parking and communal areas of Heritage Park are well-maintained, benefitting from two caretakers and night-time security who care for the grounds and its security.

The Heritage Park development is located moments from Tooting Bec Common with its numerous amenities including Tooting Bec Lido, the largest open air swimming pool in the UK, Tooting Bec Athletics Track and tennis courts.

Nearby Tooting Bec Station on the Northern line (Zone 3), just 0.7 miles away, provides a short and direct commute into the City of London while plentiful bus routes offer frequent and additional travel options.

## AMENITIES

- 3 double bedrooms
- 2 bathrooms (1 en-suite)
- Reception room
- Kitchen
- Good storage
- Communal gardens
- Parking
- Tooting Bec tube (Northern Line)
- Balham stations

**TENURE** Share of Freehold

**LOCAL AUTHORITY** London Borough of Wandsworth

**EPC BAND** C





Classification L2 - Business Data

## Massingberd Way, SW17

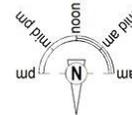
Approximate Floor Area = 91.51 sq m / 985 sq ft

Key :  
CH - Ceiling Height



First Floor

This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. 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.



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| Energy Efficiency Rating                     |          | Current                 | Potential |
|--|----------|-------------------------|-----------|
| Least energy efficient - lower running costs |          |                         |           |
| (92-100)                                     | <b>A</b> |                         |           |
| (81-91)                                      | <b>B</b> |                         |           |
| (69-80)                                      | <b>C</b> |                         |           |
| (55-68)                                      | <b>D</b> |                         |           |
| (39-54)                                      | <b>E</b> |                         |           |
| (21-38)                                      | <b>F</b> |                         |           |
| (1-20)                                       | <b>G</b> |                         |           |
| Most energy efficient - higher running costs |          |                         |           |
|  |          | 72                      | 81        |
| England, Scotland & Wales                    |          | EU Directive 2002/91/EC |           |

Wandsworth Sales 020 8767 7711

wandsworth@carterjonas.co.uk  
19 Bellevue Road, London, SW17 7EG

**carterjonas.co.uk**  
Offices throughout the UK

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