



**HEYTHORP STREET, LONDON, SW18**  
**£650,000**

**Carter Jonas**



# HEYTHORP STREET, LONDON, SW18

This light and airy two-bedroom flat offers excellent entertaining space throughout.

Upon entering the flat through its own front door, stairs lead up to a large modern kitchen with a large dining area. There is a reception room to the front with a west facing aspect and an original fireplace. There is also a WC with a built-in area for washing machines. The top floor has been converted to include two bedrooms, the smaller of the rooms includes built in cupboards along with useful storage space. There is a good-sized bathroom which includes a bath, walk in shower, WC and sink.

The flat is ideally located in an attractive Edwardian building on this popular road moments from all the shops and restaurants that Southfields has to offer, and the underground is less than 320 metres away.

Sole agents. Chain free.

## AMENITIES

- Fantastic entertaining space
- Two bedrooms
- Own private entrance
- Share of freehold

**TENURE** Share of Freehold

**LOCAL AUTHORITY** London Borough of Wandsworth

**EPC BAND** C

## AN EXTREMELY WELL-PRESENTED TWO-BEDROOM SPLIT LEVEL FLAT WITH ITS OWN PRIVATE ENTRANCE AND CONVENIENTLY LOCATED IN THE HEART OF SOUTHFIELDS.



Classification L2 - Business Data

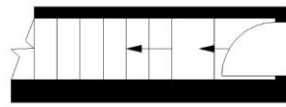




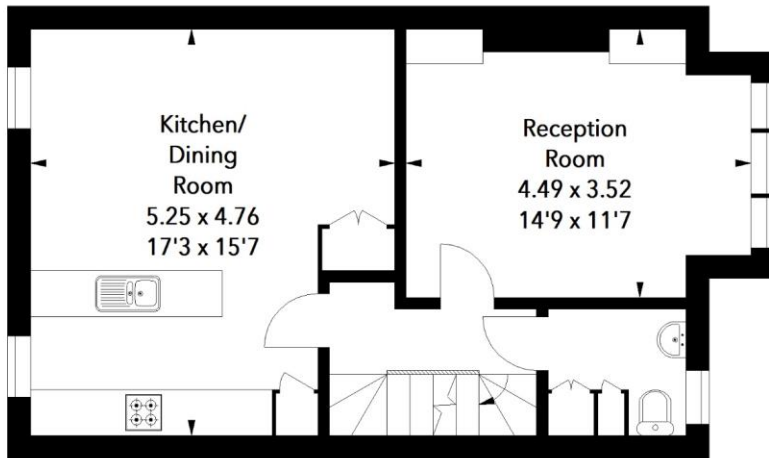




Key :  
CH - Ceiling Height



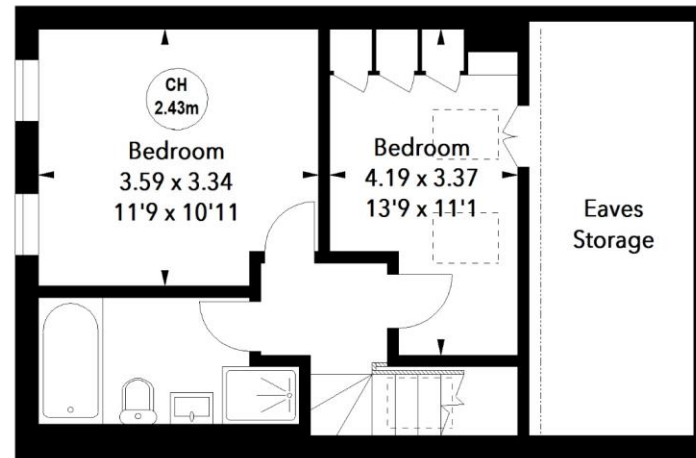
Ground Floor  
Entrance  
Approx. 2.60 sq m / 28 sq ft



First Floor  
Approx. 47.29 sq m / 509 sq ft

## Heythorpe Street, SW15

Approximate Area = 95.41 sq m / 1027 sq ft  
(Including Eaves Storage)  
Eaves Storage = 11.61 sq m / 125 sq ft



Second Floor  
Approx. 45.52 sq m / 490 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		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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