



WILKINS CLOSE, CR4
£245,000 LEASEHOLD

A ONE BEDROOM PURPOSE BUILT FLAT.

Tooting | 020 8767 5221 | tooting@winkworth.co.uk

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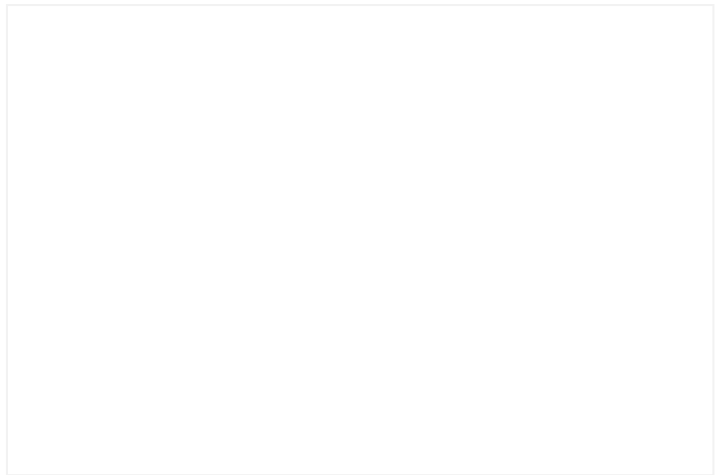
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DESCRIPTION:

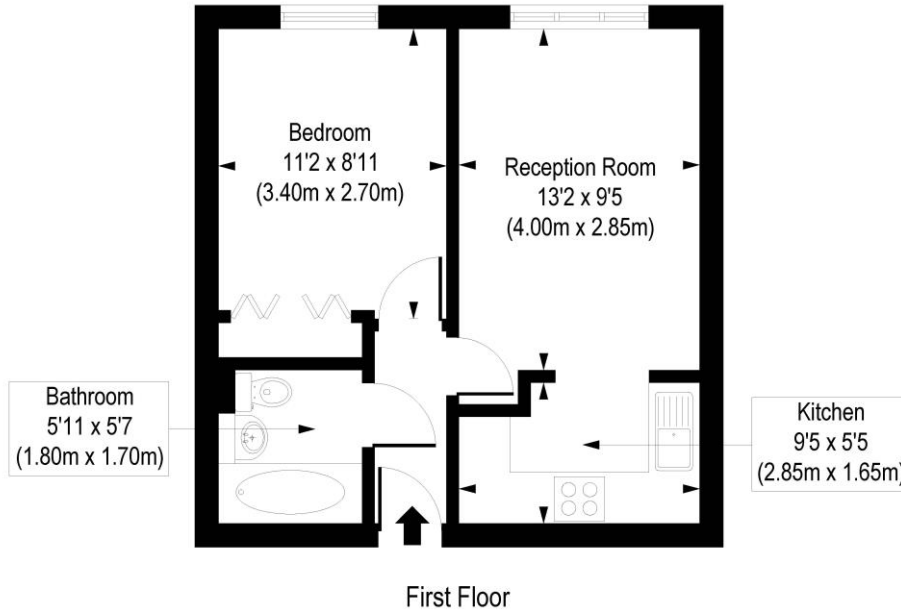
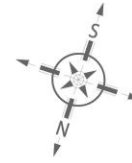
This well-presented first-floor purpose-built flat offers excellent value for money. It includes a spacious double bedroom with built-in wardrobes, a bathroom, a reception room with a kitchen, and residents' parking. While the property is in good condition, it would benefit from some cosmetic updating.

Additional highlights include electric heating, and a designated parking space. Conveniently located to Colliers Wood (0.7 miles) and Tooting (1.6 miles) Railway Station, as well as local buses, shops, and amenities.



Heron Court, Wilkins Close, London, CR4

Approx. Gross Internal Floor Area 356 sq. ft / 33.06 sq. m



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Tenure: Leasehold

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band:

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-100) 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	
Current	Potential
	85
74	

England, Scotland & Wales EU Directive 2002/91/EC

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