





# HEATHER CLOSE / SW8

## A TWO DOUBLE BEDROOM, TWO BATHROOM MODERN TOP FLOOR FLAT.

Featuring a bright open-plan kitchen area and reception room which benefits from plentiful natural light, the kitchen is fitted with full appliances and ample storage room.

Two double bedrooms, one with an ensuite with its own shower, with some built in storage space. Family bathroom with overhead shower.

The flat is neutrally decorated and is presented in good order.

Located close to many amenities of both Lavender Hill, Queenstown Road and excellent access to transport with Wandsworth Road train station close by.

EPC: C | Council Tax Band: E



**TWO DOUBLE BEDROOMS | TWO  
DOUBLE BATHROOMS | OPEN PLAN |  
APARTMENT | MODERN | FURNISHED**



HEATHER CLOSE  
CLAPHAM  
LONDON SW8

APPROXIMATE INTERNAL FLOOR ( LIVING ) AREA  
640 SQ.FT. / 59.5 SQ.M.



THIRD FLOOR

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This plan is proportionally correct, but not to a given scale, and is for guidance only, and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
Where a room has a sloping ceiling, the dotted line marks 1.5m height, and the measurements are shown at floor level.

**IMPORTANT:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF RAMPTON BASELEY ESTATE AGENTS

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