



## Heathfield Drive, Surrey, CR4 3RJ

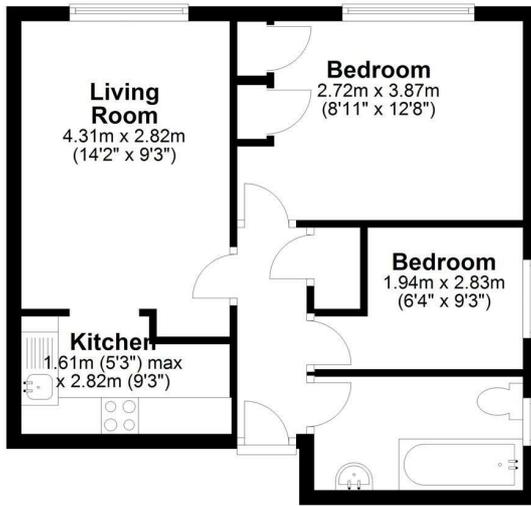
£275,000

 2  1  1  C



### First Floor

Approx. 40.5 sq. metres (435.8 sq. feet)



Total area: approx. 40.5 sq. metres (435.8 sq. feet)



- 2 Bedrooms
- Bathroom
- First Floor
- No Chain
- Walking distance to Colliers Wood
- Lounge with open archway to kitchen
- Off Street Parking
- Entryphone
- All electric
- Merton Borough

We would please to offer this first floor 2 bedroom flat in a quiet location yet still within reach of Colliers Wood Tube Station, the Tandem Shopping Centre and local schools. The property has 2 bedrooms, the main with fitted wardrobes, living room with an open archway to the kitchen and a bathroom. There is allocated parking and an entryphone.

Council Tax Band: C

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(81-91) <b>A</b>		
(81-91) <b>B</b>			(69-80) <b>B</b>		
(69-80) <b>C</b>			(55-68) <b>D</b>		
(55-68) <b>D</b>			(39-54) <b>E</b>		
(39-54) <b>E</b>			(21-38) <b>F</b>		
(21-38) <b>F</b>			(1-20) <b>G</b>		
(1-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Not energy efficient - higher running costs			Not energy efficient - higher running costs		
	75	80		55	57
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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