

Flat 30, 6, Sharp House Heather Close, London, SW8 3BT

£360,000

Council Tax Band: B

ORLANDO REID  
— MANCHESTER —



Located in a small attractive block, this three-bedroom flat of over 662 sq.ft is ideally located a short walk from Clapham Common and the Old Town. This superb flat has an attractive private balcony and offers a flexible open plan design.

This lovely three-bedroom third floor flat offers plenty of natural light, a delightful open plan living room/kitchen and a large private balcony. The flat has been well maintained and consists of two well-proportioned double bedrooms and a third smaller bedroom/study. An ideal first time purchase or a superb investment opportunity.

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**Sharp House, SW8**

CAPTURE DATE: 19/06/2021 LASER SCAN POINTS: 2,038,625

GROSS INTERNAL AREA

61.54 sqm / 662.41 sqft



— Third Floor

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
61.54 sqm / 662.41 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes walkways, restricted headheights  
57.12 sqm / 614.83 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
4.94 sqm / 53.37 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.8m  
0.58 sqm / 6.24 sqft



Speco Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL: 66.76 sqm / 718.60 sqft  
IPMS 3C RESIDENTIAL: 62.40 sqm / 673.67 sqft

SPKO ID: 60c0d9f5d3d3a8c0dd6b8ef1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	