



Macmillan Way, London SW17 6AU

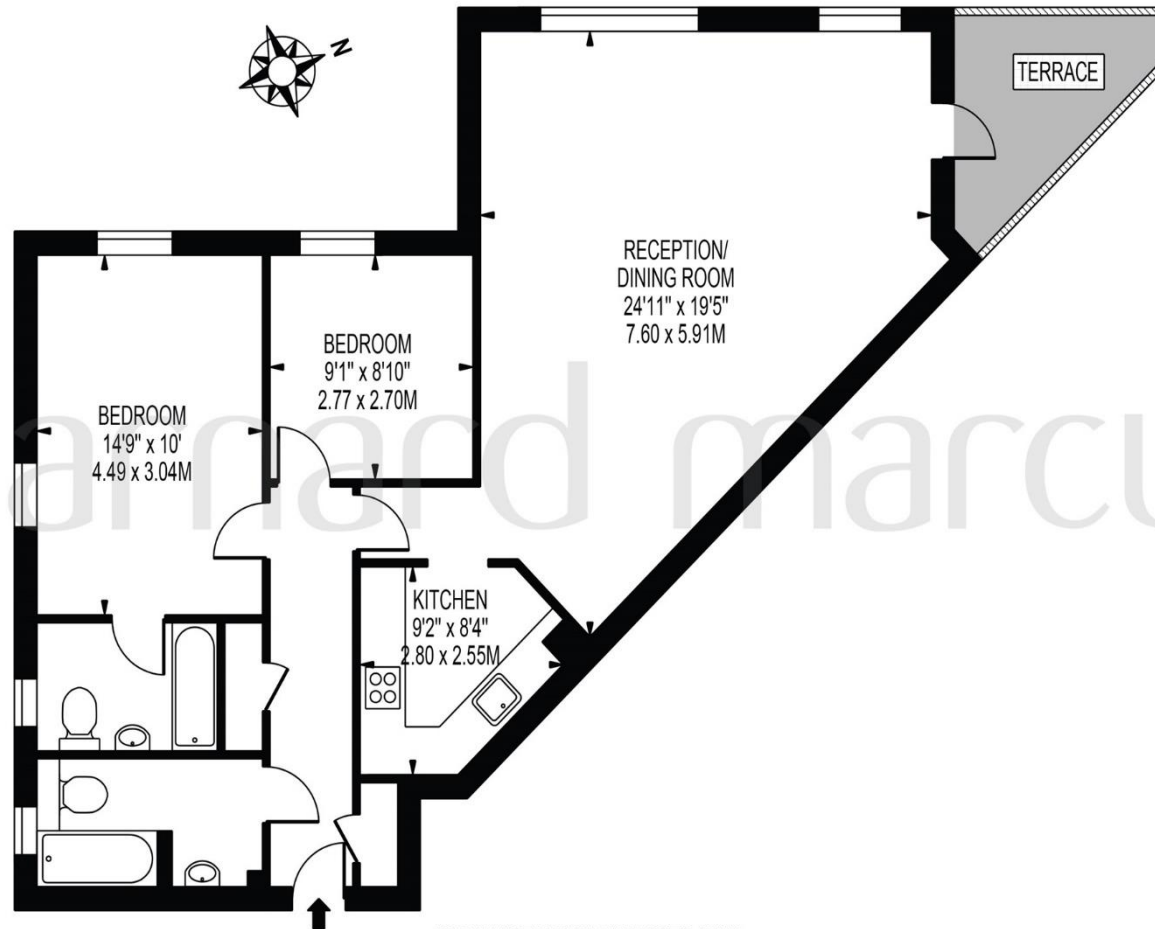
Welcome to **Macmillan Way, London**

A fabulous, spacious two-bedroom, two-bathroom apartment, brilliantly positioned within the popular Heritage Park opposite Tooting Bec Common. This modern purpose-built apartment is situated on the ground floor and benefits from its own private balcony, as well as access to some vast and beautifully kept communal gardens. The magnificent reception room measures 24ft 11 x 19ft 5 and presents a fantastic platform to relax and entertain. There are two double bedrooms and the master benefits from a well-appointed en suite. A smart fitted kitchen and three-piece bathroom suite complete the impressive accommodation on offer. Additional benefits include a share of the freehold, allocated parking and guest parking. This property is offered to the market chain free!!! Macmillan Way forms part of the peaceful Heritage Park development, located directly opposite Tooting Bec Common and within a short amble from the Tube (Northern Line) and Balham's trendy facilities.



MACMILLAN WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 876 SQ FT - 81.41 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Welcome to

Macmillan Way, London

- 2 bedrooms, 2 bathrooms
- Private balcony
- Generous living space
- Allocated parking
- Ideally located near Tooting Bec Common

Tenure: Leasehold EPC Rating: E

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£500,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/TTG108656



Property Ref:
TTG108656 - 0016

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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barnard marcus



020 8682 1161



Tooting@barnardmarcus.co.uk



248 Upper Tooting Road, Tooting, LONDON,
SW17 7EX



barnardmarcus.co.uk