



Macmillan Way, London SW17 6AU

Welcome to **Macmillan Way, London**

A bright and spacious two-bedroom, top/third floor apartment with a balcony, two bathrooms parking for two cars and set within the prestigious Heritage Park development, moments from Tooting Bec Common. This property is in good condition and decorative order throughout thanks to the current owners, its position in the building enjoys the stunning views of Tooting Bec Common and some of the London Skyline on clear days/nights, not to mention floods of natural light beaming through.

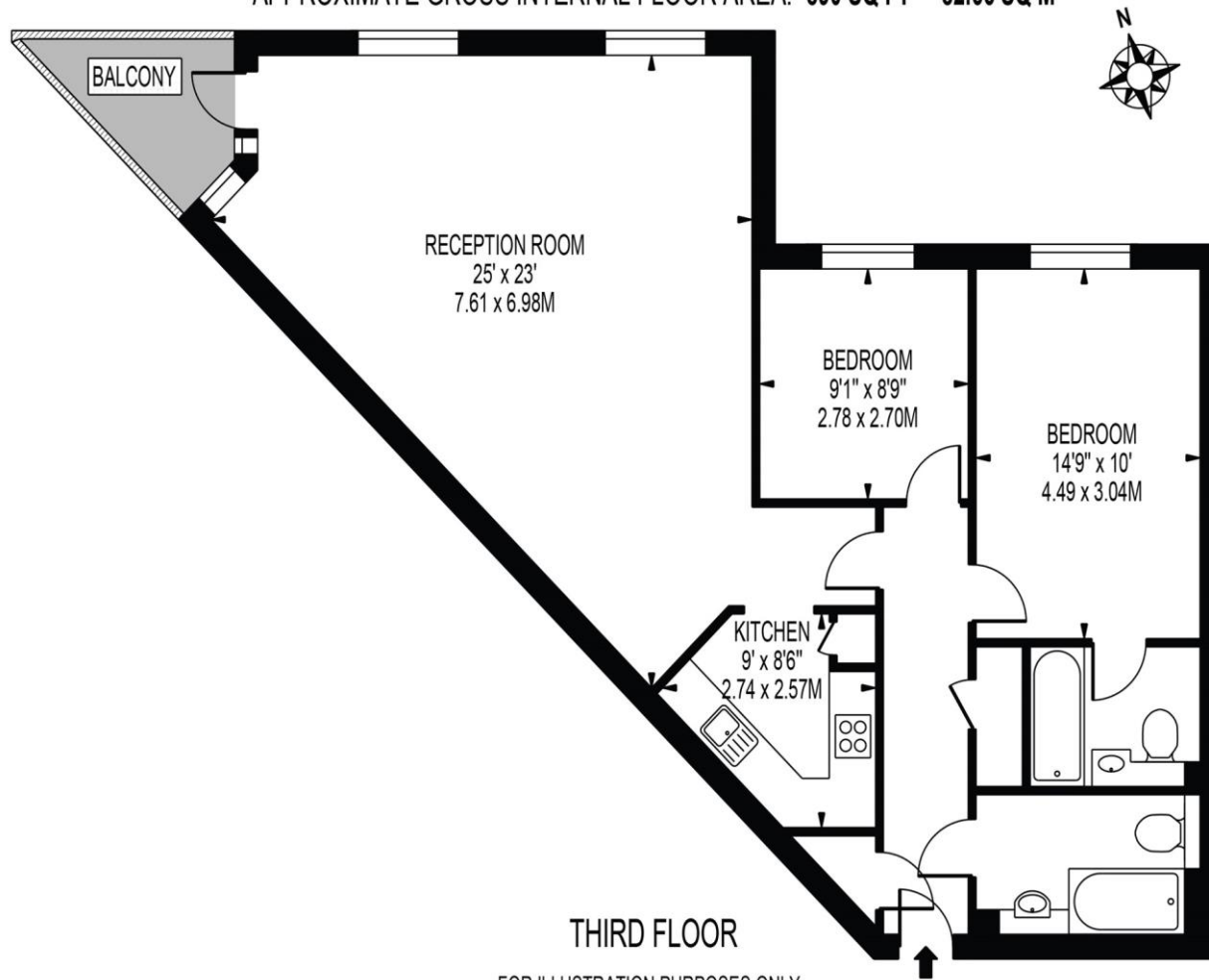
Upon entrance there is the family bathroom and storage cupboard, the master bedroom with en-suite bathroom and second bedroom. Walking in the main living space we have the modern fitted kitchen and generous lounge with its own private balcony overlooking the common. Additional benefits to this property are allocated parking and guest parking spaces, landscaped communal gardens within the Heritage Park development which are impeccably maintained, the building itself has recently been freshly painted inside and there are two caretakers and night-time security who care for the grounds and its security.

Tooting Bec Tube Station is 0.7 miles away providing access into London alongside lots of bus links on the main road outside Heritage Park. Tooting Bec Common, Lido and Athletics track are moments away not to mention lots of local amenities, nice restaurants and within 1.1 miles of Tooting popular market.



MACMILLAN WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 890 SQ FT - 82.66 SQ M



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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
- Ensuite bathroom to master bedroom.
- Private balcony overlooking Tooting Bec Common
- Allocated Parking
- Excellent condition throughout

Tenure: Leasehold EPC Rating: C

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.

£550,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/TTG108669



Property Ref:
TTG108669 - 0013

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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