



Lisle Close, London SW17 6LB

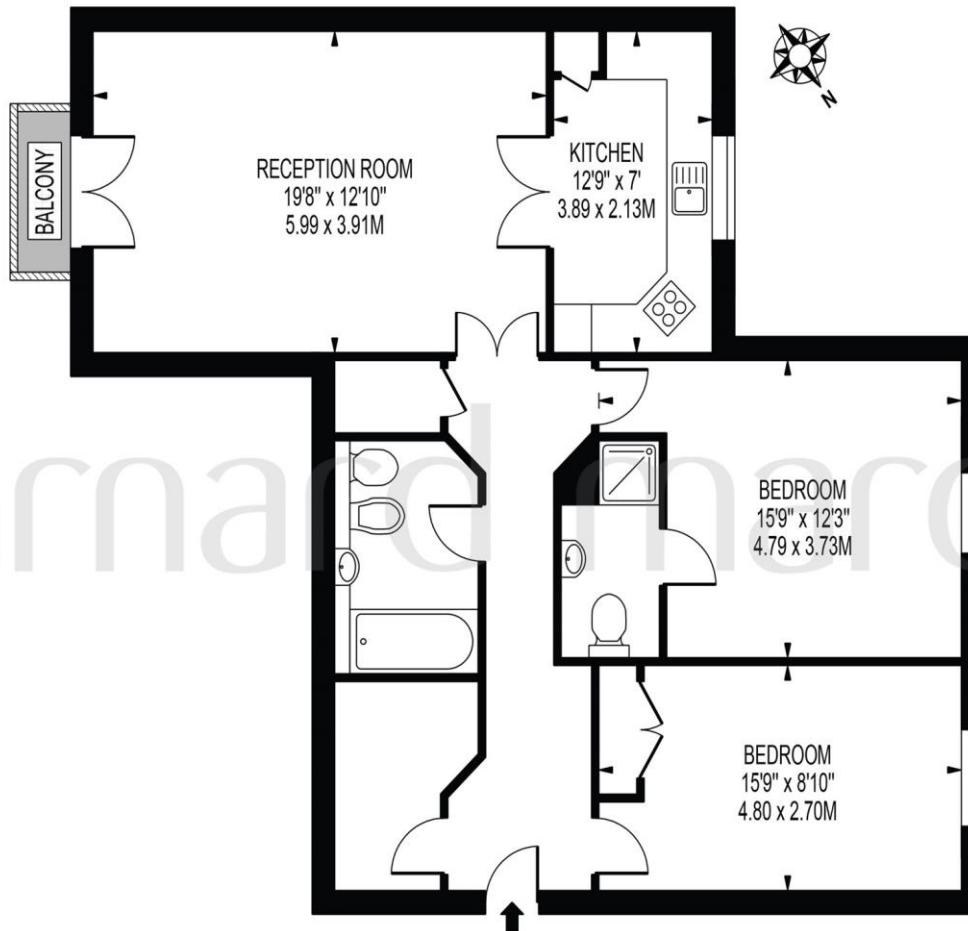
Welcome to **Lisle Close, London**

A fabulously arranged 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 second floor and benefits from views onto the common. Offering two full sized double bedrooms with ensuite and a separate bathroom as well as lounge area separate modern kitchen with good storage space and access to some vast and beautifully kept communal gardens. The reception room presents a fantastic platform to relax alongside the bedroom space. 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.



LISLE CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 948 SQ FT - 88.08 SQ M



SECOND FLOOR
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

Lisle Close, London

- Private balcony overlooking Tooting Bec Common
- Two double bedrooms
- Parking available
- Communal gardens
- Ensuite bathroom to master bedroom

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 1750.00

Ground Rent: 1750.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jul 2024.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£475,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/TTG108718



Property Ref:
TTG108718 - 0017

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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