



barnard marcus

**Macmillan Way, London SW17 6AU**

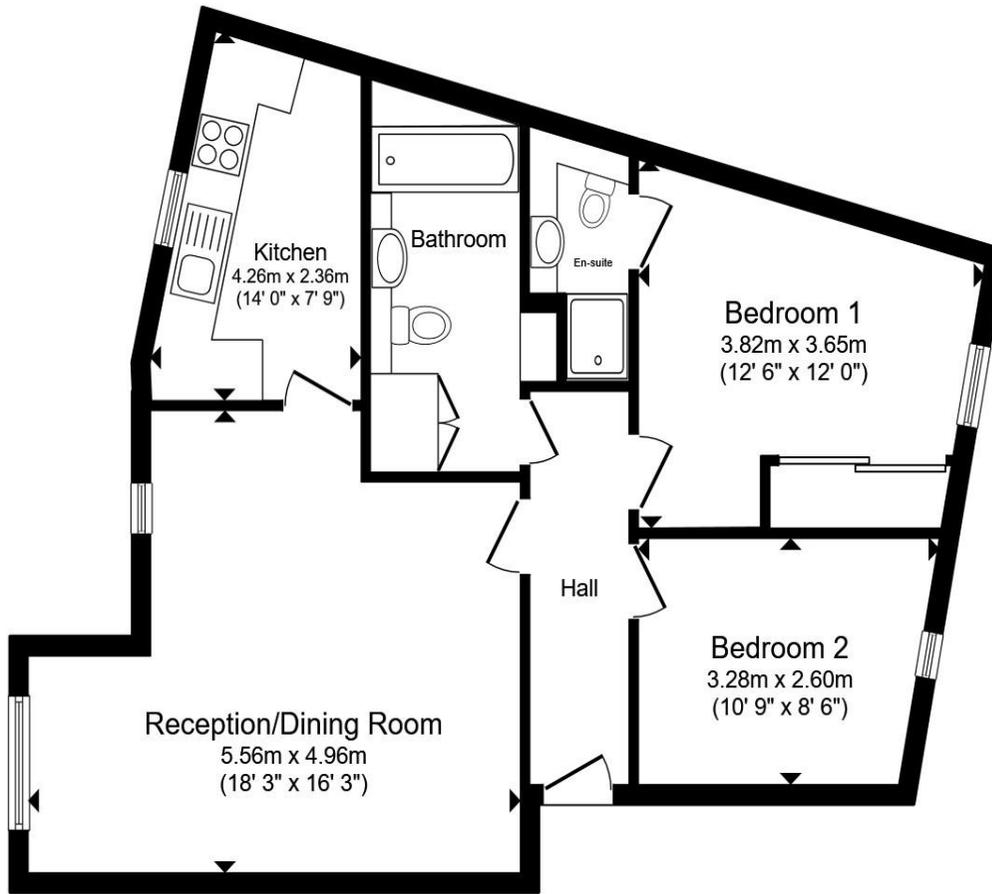


## ***Welcome to*** **Macmillan Way, London**

A well-presented, ground floor, purpose built two-bedroom, two-bathroom apartment situated within the popular Heritage Park development. The property is offered in good condition throughout, making it ideal for buyers seeking a low maintenance home ready to move into.

The accommodation comprises a spacious reception room with ample dining space, a fitted kitchen, two well-proportioned bedrooms including a principal bedroom with en-suite shower room, and a family bathroom. The layout is practical and well balanced, suiting both owner-occupiers and investors alike. Set within a well-maintained development, the property benefits from its ground-floor position and a convenient location close to local amenities and transport links. An excellent opportunity to secure a comfortable home in a sought-after residential setting. Additional benefits include no onward chain, freshly painted and recently refreshed décor.





## Ground Floor

Total floor area 66.9 m<sup>2</sup> (720 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

## Welcome to

## Macmillan Way, London

- Share of Freehold
- 2 bedrooms, 2 bathrooms
- Modern decor
- Sought after location, with two parking permits
- No onward chain

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 3100.00

Ground Rent: 280.00

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

# £475,000



**view this property online** [barnardmarcus.co.uk/Property/TTG109015](https://barnardmarcus.co.uk/Property/TTG109015)



Property Ref:  
TTG109015 - 0004

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Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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Please note the marker reflects the  
postcode not the actual property