



MACMILLAN WAY, LONDON, SW17

Carter Jonas

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A fabulously bright and spacious, 916 sqft, lateral, two-bedroom, top/third floor apartment with a balcony, parking for two cars and set within the prestigious Heritage Park development, moments from Tooting Bec Common.

Located on the top floor, the flat receives an abundance of natural light and features an extremely spacious 24ft reception room with a semi open plan kitchen. Leading off the reception room, a superb balcony has views onto the greenery and trees of Tooting Graveney Common. There are two double bedrooms, with the principal bedroom featuring an ensuite bathroom. Additionally, there is a second shower room with an adjacent utility cupboard. The flat also has built in storage off the hallway.

The landscaped gardens, parking and communal areas of Heritage Park are well-maintained, benefitting from two caretakers and night-time security who care for the grounds and its security. The Heritage Park development is located moments from Tooting Bec Common with its numerous amenities including Tooting Bec Lido, the largest open air swimming pool in the UK, Tooting Bec Athletics Track and tennis courts.

Nearby Tooting Bec Station on the Northern line (Zone 3), just 0.7 miles away, provides a short and direct commute into the City of London, while plentiful bus routes offer frequent and additional travel options.

Share of Freehold with a lease of 975 years remaining

Service charges: £3,100 pa

Ground rent: Peppercorn

*NB photos are from pre tenancy taken in 2019

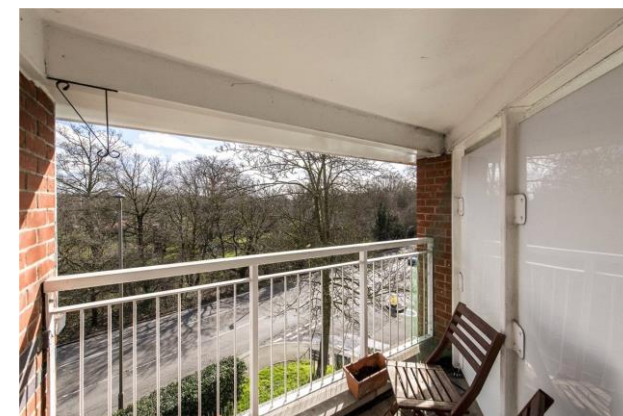
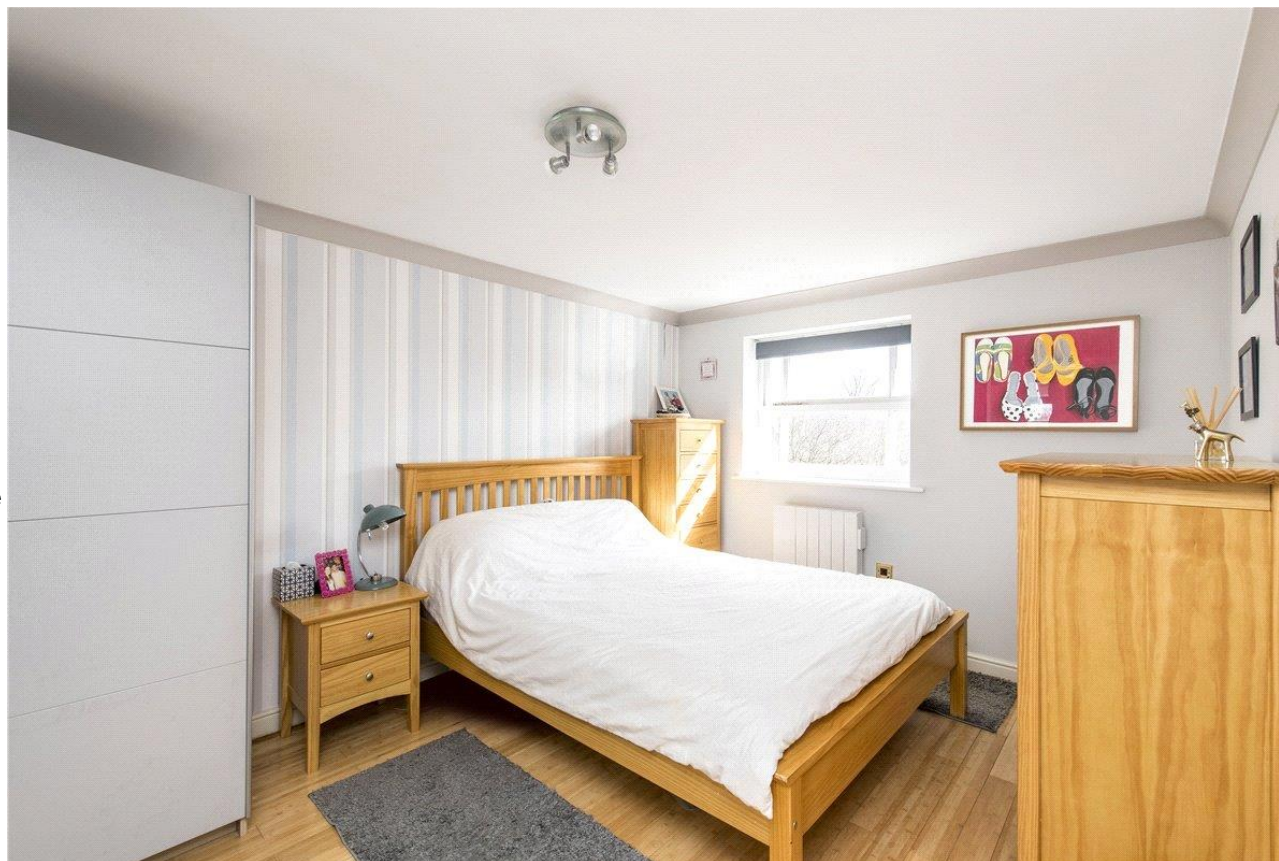
AMENITIES

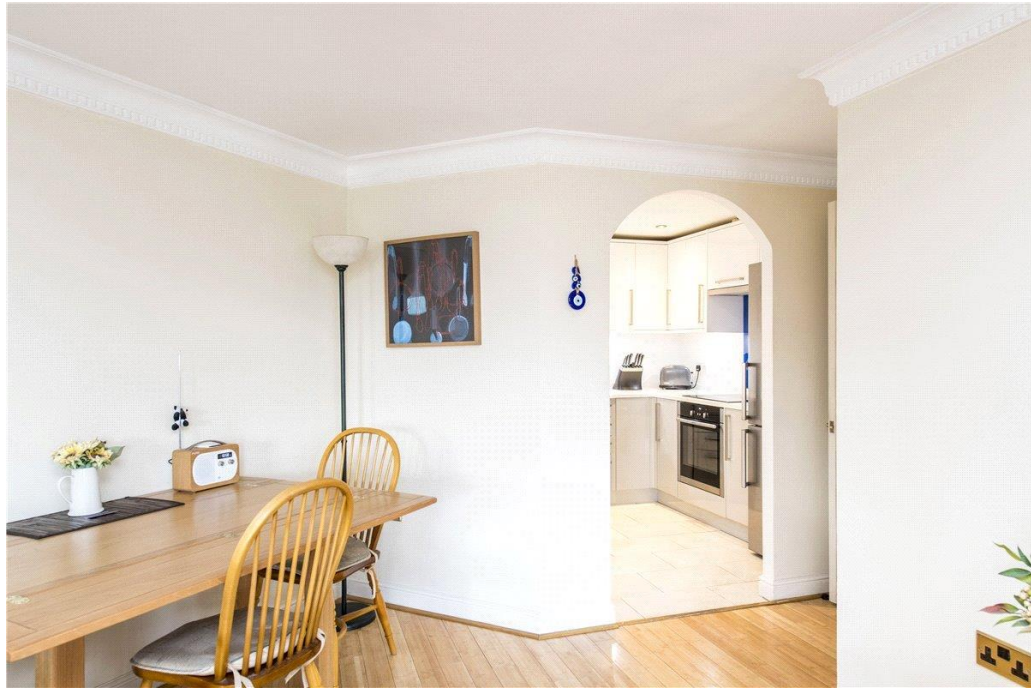
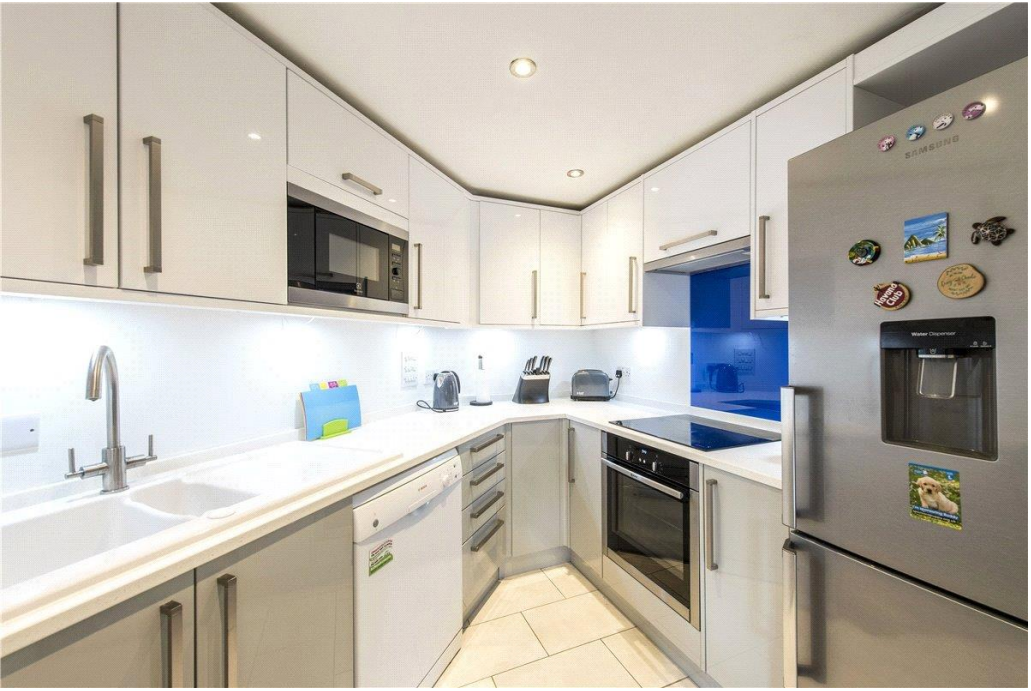
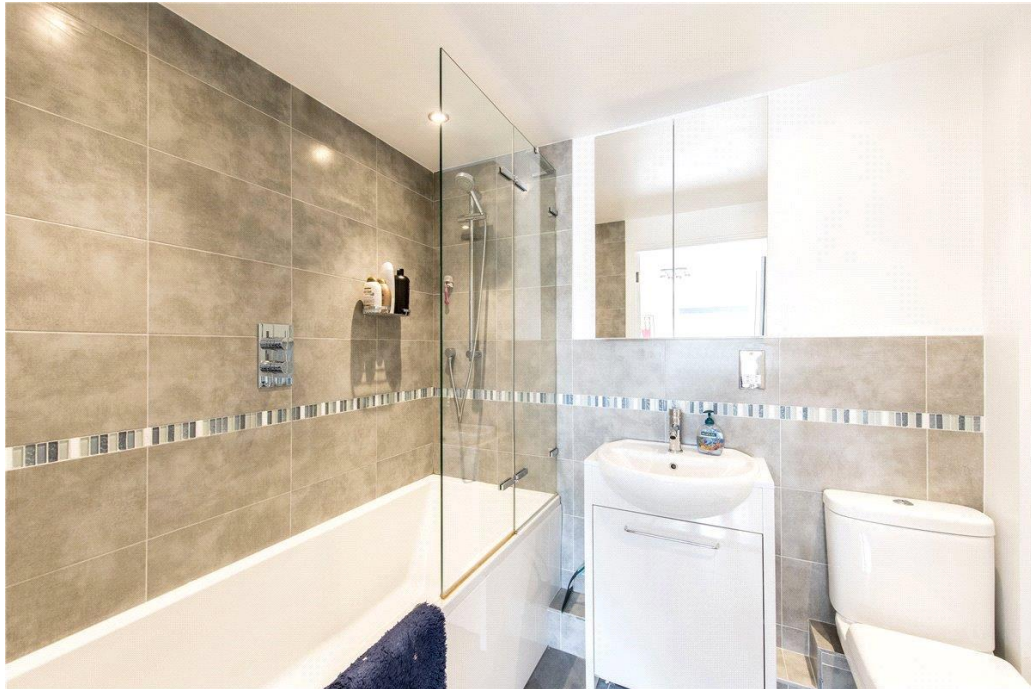
- Two bedrooms
- En suite bathroom & shower room
- Top floor apartment
- Large bright sitting room
- Modern kitchen
- Balcony
- Excellent storage
- Communal gardens
- Parking for two cars
- Bike storage

TENURE Share of Freehold

LOCAL AUTHORITY London Borough of Wandsworth

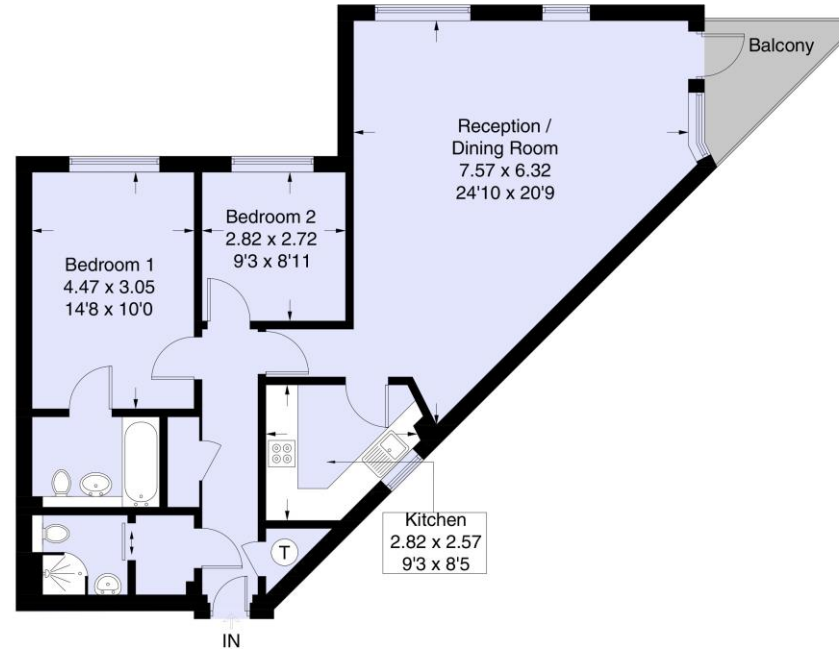
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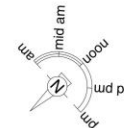
Macmillan Way, SW17

Approximate Gross Internal Area = 85.1 sq m / 916 sq ft



Third Floor

This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95+) A		
(81-91) B		81
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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