



MACMILLAN WAY, SW17
£245,000 LEASEHOLD

A MODERN TWO BED OVER 55'S RETIREMENT APARTMENT IN A SECURE BLOCK.

Tooting | 020 8767 5221 | tooting@winkworth.co.uk

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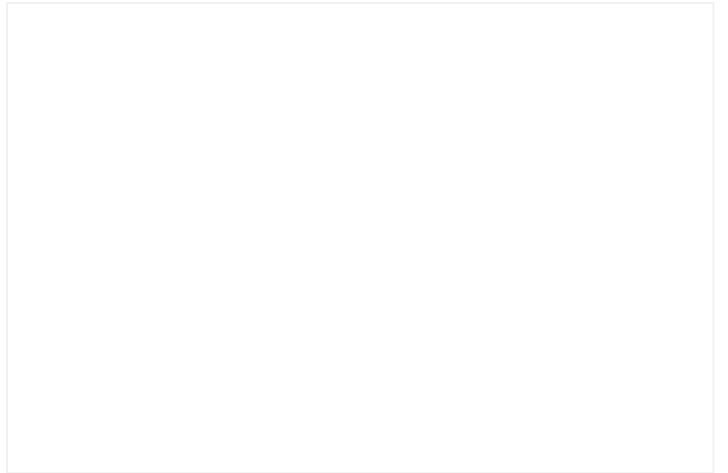
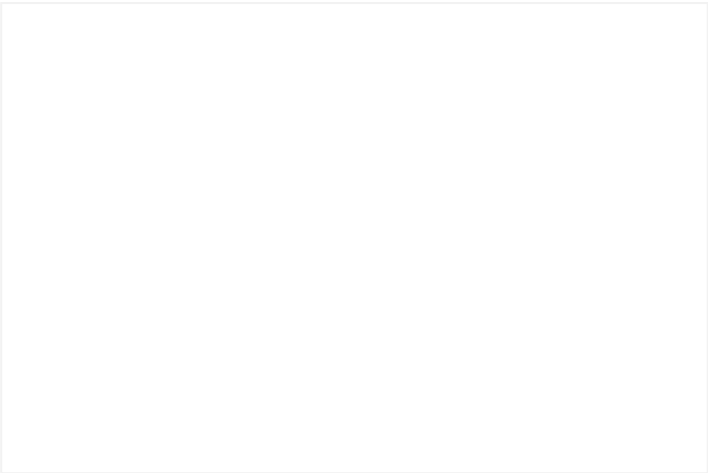


DESCRIPTION:

This modern two-bedroom retirement apartment, situated on the first floor of a well-maintained and secure building, is designed for residents aged 55 and over. The apartment features a bright and spacious living area, a well-equipped kitchen, a walk-in shower room, and two generously sized double bedrooms. It boasts modern conveniences throughout, including advanced security systems, lift access, communal reception and entertainment areas, as well as resident permit parking.

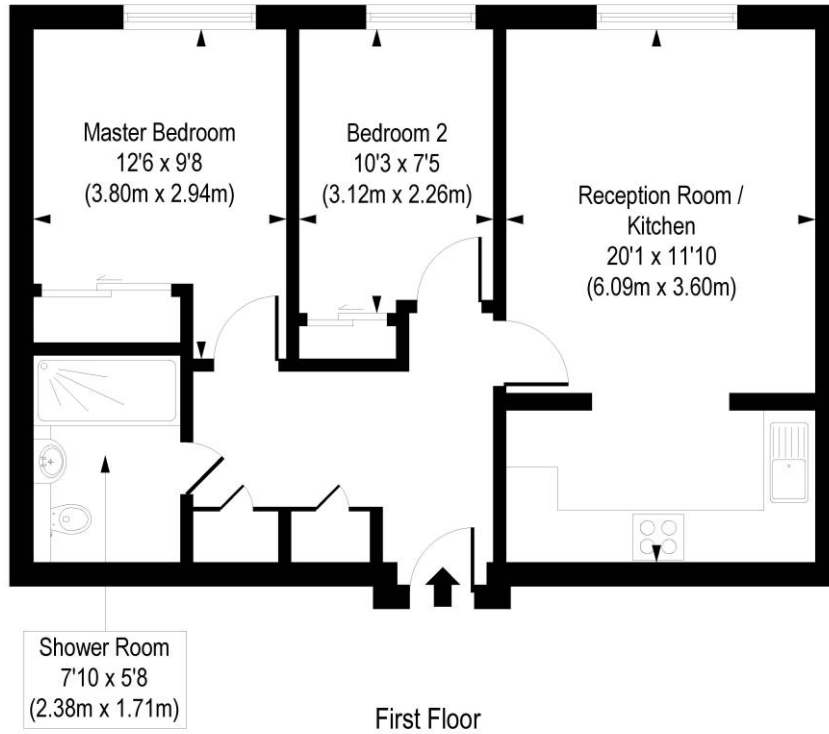
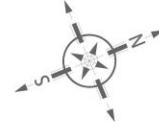
Located on Macmillan Way, the property benefits from its proximity to the beautiful Tooting Bec Common and the popular Tooting Bec Lido, along with a variety of local shops, bars, and restaurants. Excellent transport links are nearby, including Tooting Bec Underground Station (Northern Line) (0.5 miles), within walking distance, and a frequent bus service to Kings Road stopping just outside.

Wandsworth Council Tax Band: C



Macmillan Way, SW17

Approx. Gross Internal Floor Area 605 sq. ft / 56.17 sq. m



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	86	87
(69-80)	C		
(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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