



MACMILLAN WAY, LONDON, SW17
OIEO £450,000 LEASEHOLD

A WELL PRESENTED TWO BEDROOM SECOND FLOOR PURPOSE BUILT FLAT

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DESCRIPTION:

This well-presented two-bedroom, second-floor flat benefits from abundant natural light throughout. The property is conveniently located near the amenities of both Balham and Tooting Bec.

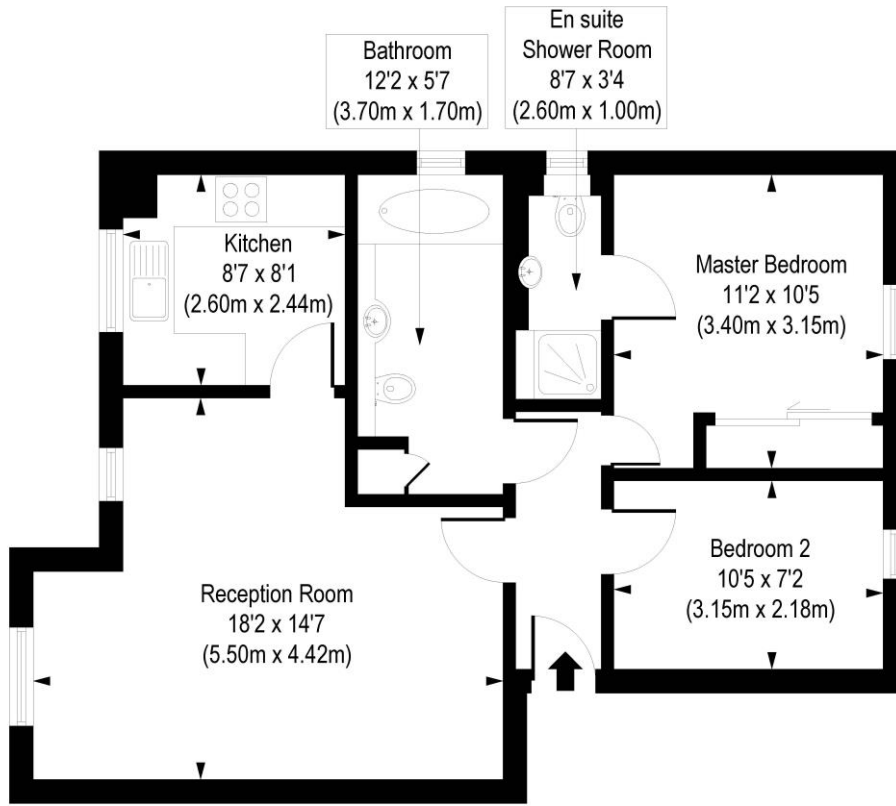
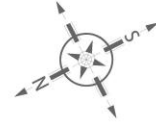
The flat features a spacious hallway and a reception room that leads to a separate fitted kitchen. The property also includes a large modern bathroom with storage and two double bedrooms, with the master bedroom offering the additional benefit of an en-suite shower room.

Situated on Macmillan Way within Heritage Park, the development includes well-maintained communal areas, communal bike storage, and the services of an on-site caretaker. The property is ideally located near the green open spaces of Tooting Bec Common and the variety of shops, bars, and restaurants along Balham High Road. Tooting Bec Underground Station, a short walk from the property, provides direct links to Waterloo Station.



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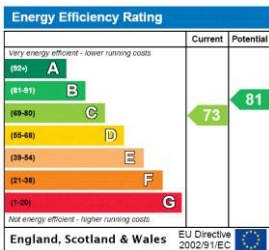
Approx. Gross Internal Floor Area 637 sq. ft / 59.22 sq. m



Second Floor

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.



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