



**Tooting Sales**, 62 Tooting High Street, London SW17 0RN  
T 020 8772 7200 E [tootsales@ludlowthompson.com](mailto:tootsales@ludlowthompson.com) W [www.ludlowthompson.com](http://www.ludlowthompson.com)

## MACMILLAN WAY TOOTING BEC



**£425,000 FOR SALE**

**REF: 839908**

### **2 Bed, Complex Apartment, Communal Garden, Permit Parking**

Private Balcony - On the doorstep of Tooting Commons - Chain Free - Two bedroom Two Bathroom - More than 900sq.ft! - Modern Mews Style Development

Two Double bedrooms + En-Suite, ~914sq.ft! Private Balcony, Chain Free. A lovely two bedroom apartment set in a very popular development within Tooting Bec. The property is situated an 11 minute walk from Tooting Bec Station (Northern Line). London's hotspots are easily accessible through the use of this station, as it takes 25 minutes to reach both Central London and the City. Additionally, there are a number of bus connections surrounding Tooting Bec station, as well as on the nearby Tootin... [continued below](#)

**Train/Tube** - Tooting Broadway, Streatham, Balham, Tooting Bec

**Local Authority/Council Tax** - Wandsworth

**Tenure** - Leasehold

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# MACMILLAN WAY TOOTING BEC



Reception



Balcony



Bedroom 1



Reception



Kitchen



En Suite Bathroom



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Bedroom 2



Bathroom

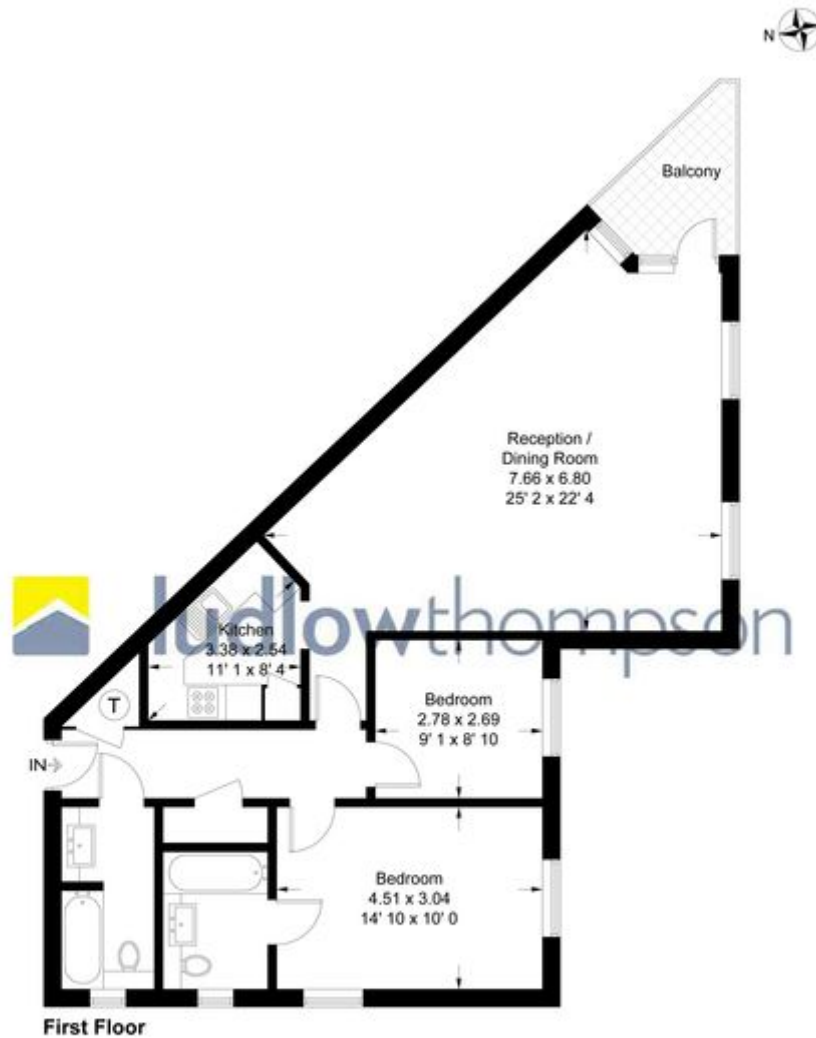


Exterior





# MACMILLAN WAY TOOTING BEC



## Macmillan Way

Approximate Gross Internal Area = 914 sq ft / 84.9 sq m

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



## MACMILLAN WAY TOOTING BEC



Two Double bedrooms + En-Suite, ~914sq.ft! Private Balcony, Chain Free.

A lovely two bedroom apartment set in a very popular development within Tooting Bec.

The property is situated an 11 minute walk from Tooting Bec Station (Northern Line). London's hotspots are easily accessible through the use of this station, as it takes 25 minutes to reach both Central London and the City. Additionally, there are a number of bus connections surrounding Tooting Bec station, as well as on the nearby Tooting Bec Road, a 4 minute walk away from the property. These bus connections create tremendous transportation links throughout London.

The extremely spacious reception room can be found at the rear of the property. The reception has been finished with wooden floors and features two windows, flooding the room with natural light. You can choose to set up large sofas and armchairs in the reception, alongside a television, making this room the perfect place to lounge in with others. A dining table can also be set up in a section of the space, allowing it to double up as a dining room. Here you can relish delicious home cooked meals or even host a dinner party with friends!

The property's balcony can be found off of the reception room. It is a wonderful place for a breath of fresh air. Peaceful views of the surrounding development and lush greenery are provided from the balcony, which can further be enjoyed with some lovely sunshine. Potted plants can be placed in this space too to spruce it up.

The kitchen features a beautifully tiled floor and backsplash and has been fitted with inbuilt appliances. Cabinets have been meticulously placed throughout the kitchen to ensure storage space for your kitchen essentials is maximised.

Both double bedrooms are found right next to each other. The bright and airy rooms feature single hung windows, allowing more light to enter and are complete with wooden floors. The first bedroom boasts a well-designed en suite bathroom.

The wonderfully tiled three piece bathroom features a large bathtub which will be amazing for peaceful soaks!

Terrific days out can be organised to the ever-popular Tooting Commons, which is on the doorstep of the property. You can visit the park's Lido, grab a bite to eat at the café, organise a picnic with friends and family, or simply go for a peaceful stroll and explore what nature has to offer. Exercising is made easy too as the park is home to six tennis courts!

This is sure to be a high in demand property! Don't miss out.

### Tenure Details

Tenure - Leasehold

Lease Length - 79 years

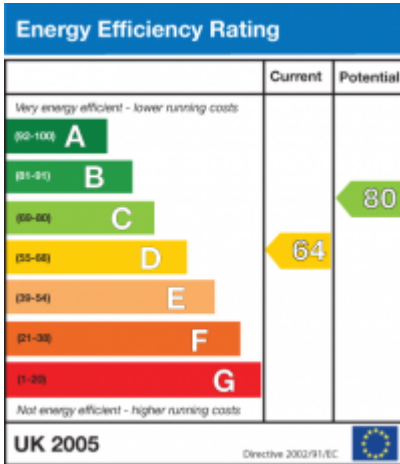
Service Charges - £201.27 per month

Ground Rent - £150 per year

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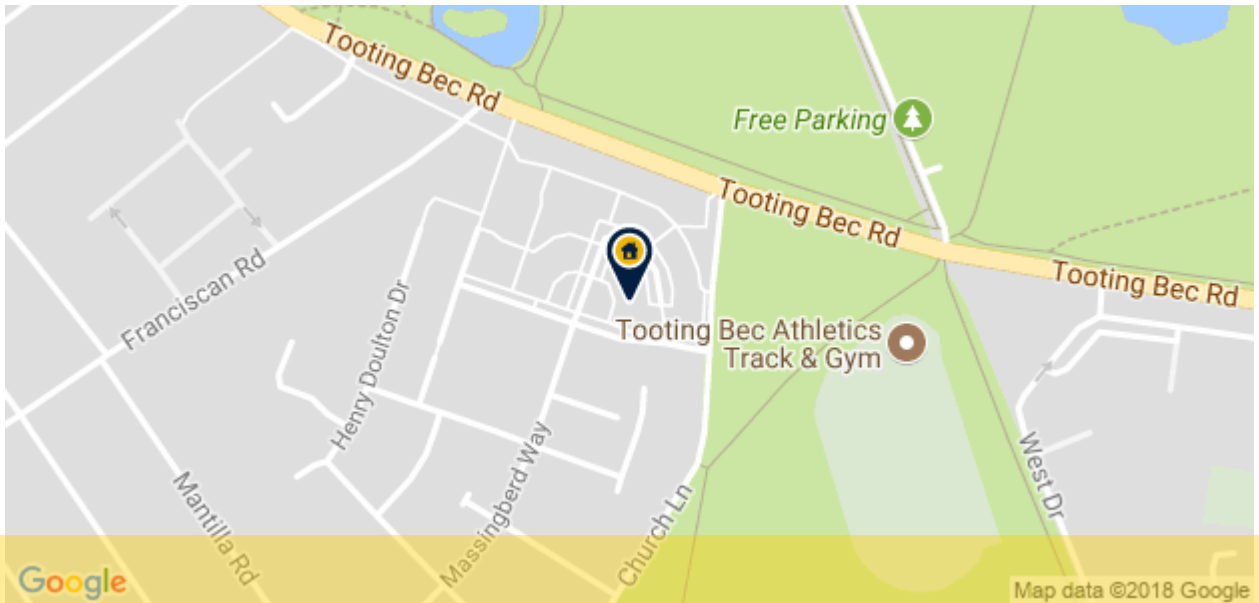
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**REF: 839908**

### **When you want to view a property through us it helps to bear in mind the following:**

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a vendor will give us specific times only convenient to them. We do advise vendors that if they are serious about selling property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

**To arrange a viewing for this property please contact our Tooting Sales Office quoting 839908**

### **DISCLAIMER**

**VIEWING:** strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the vendor.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/vendor accept no responsibility for any error they may contain however caused. Any purchaser must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

### **PLEASE NOTE BEFORE PROCEEDING**

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the vendor. Photographs may depict items which are not included in the sale. Consult a solicitor on aspects relating to tenure/property details.