

# HUNTERS®

HERE TO GET *you* THERE

**Macmillan Way, London, SW17 6AT**

**Asking Price £220,000**

**Property Images**



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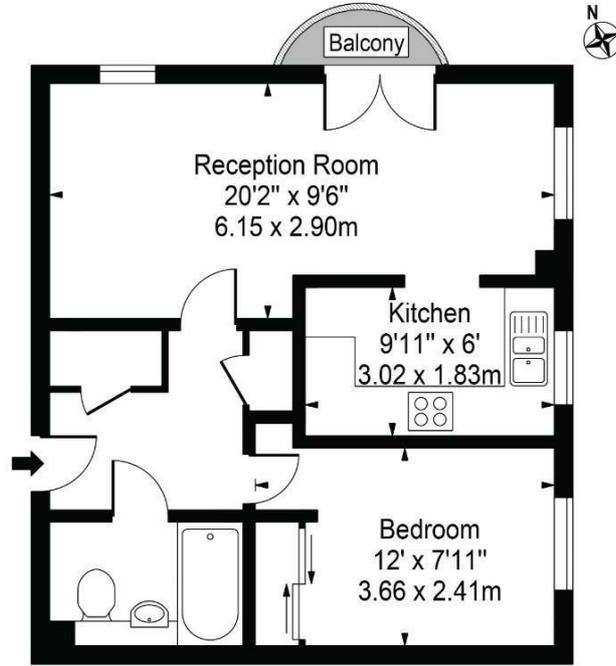
## Property Images



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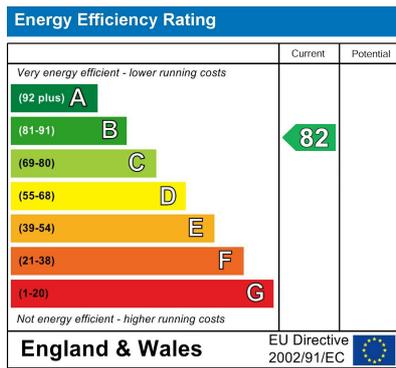
MacMillan Way, SW17 6AT  
 Approx. Gross Internal Area 466 Sq Ft - 43.29 Sq M



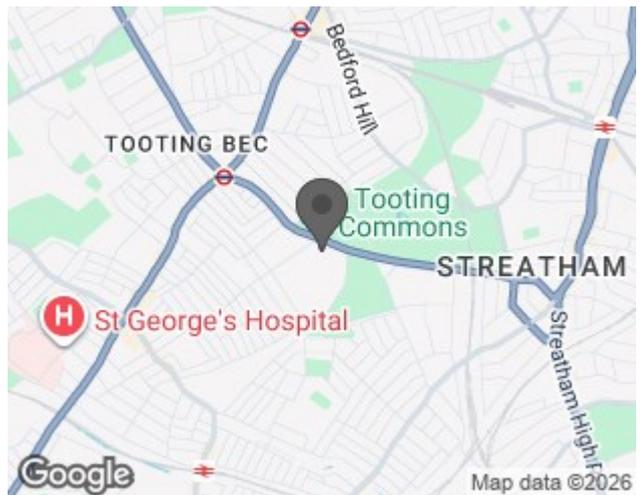
Second Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
 www.interdesignphotography.com  
 This floor plan should be used as general outline for guidance only.  
 All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

## EPC



## Map



## Details

Type: House Beds: 1 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

ASKING PRICE £220,000

## RETIREMENT PROPERTY FOR OVER 55'S

Set within the purpose built development for retired people over the age of 55 is this one bedroom apartment with views over the gardens and park. The development offers communal reception and entertainment areas as well as providing easy access to Tooting Bec Common.

### Features

- RETIREMENT HOME - AVAILABLE FOR OVER 55's • ASKING PRICE £220,000 • SECURE DEVELOPMENT • ONE BEDROOM PURPOSE BUILT APARTMENT • PRIVATE BALCONY • COMMUNAL RECEPTION AND ENTERTAINMENT AREAS • RESIDENT PARKING • In Proximity of Shops, Restaurants and Amenities • In Proximity of Schools, Transport Links • In Proximity of Parks and Green Spaces

CHAIN-FREE

ASKING PRICE £220,000

## RETIREMENT PROPERTY FOR OVER 55'S

A one-bedroom apartment situated on the second-floor of the purpose built development in the heart of Tooting. The property offers approximately 446 sqft of living space and is offered as a retirement home for persons over the age of 55.

The apartment is comprised of one double bedroom, a family bathroom and a semi-open plan kitchen and living room benefiting from its own private balcony and views over the woods, communal gardens and Tooting Bec Common.

The development also provides secure access and residents have use of a lift. There is also a communal reception and entertainment area and there is also residents parking.

The buyer has to pay a fee of 2% + VAT in addition to the purchase price so this will need to be considered when making an offer.

### Location & Lifestyle

Macmillan Way is situated right on the doorstep of Tooting Bec Common, Tooting Bec Lido, Tooting Bowling Club and Balham's vibrant high street

### Transport

Perfect for commuters, the home is walking distance from:

- Balham Station (Zone 3)

- Northern Line (to Bank in 23 mins, London Bridge in 20 mins)
- National Rail (to Clapham Junction in 5 mins, Victoria in 12 mins, Waterloo in 17 mins)
- Wandsworth Common Station – ideal for overground access to central and southwest London

#### Shops & Amenities

Enjoy access to:

- Bellevue Road – with top eateries including Chez Bruce, and boutique shops
- Balham High Road – home to Waitrose, Sainsbury's, Planet Organic, Boots, GAIL's Bakery, and independent cafés like Milk and Brother Marcus

Macmillan Way is perfect for retirement as it offers a well run development that benefits from local recreation facilities, parks and green spaces.

Early Viewing Recommended