



MASSINGBERD WAY, SW17
£350,000 LEASEHOLD

A ONE DOUBLE BEDROOM FIRST FLOOR FLAT WITH RESIDENTS PARKING.

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

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DESCRIPTION:

A beautifully presented one-bedroom apartment situated on the first floor of a modern development, this bright and stylish flat features a spacious reception room with engineered wood flooring and a contemporary radiator. The adjoining kitchen is well-appointed with sleek white gloss wall and base units, a white tiled splashback, grey countertops, and modern fixtures and fittings.

The generous double bedroom is flooded with natural light and also benefits from engineered wood flooring. The modern bathroom includes grey tiling, a shower cubicle, and a contemporary suite with high-quality fixtures and fittings.

Additional benefits include residents' parking and access to beautifully maintained communal gardens.

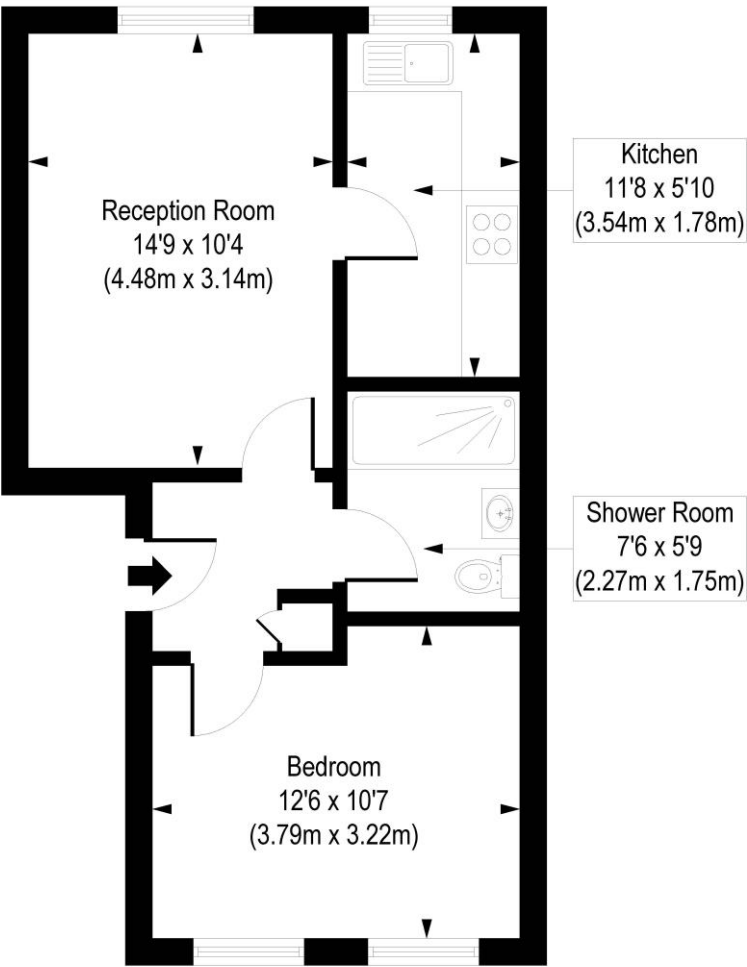
Massingberd Way is located within the sought-after Heritage Estate development, just a short walk from Heritage Park. This prime location is conveniently situated opposite the lovely green spaces of Tooting Bec Common, the fabulous Tooting Bec Lido, and a variety of local shops, bars, and restaurants. Numerous transport links provide excellent connections to central London. Tooting Bec Underground Station (Northern Line) is just a short walk away, and there is a rapid and regular bus service to Kings Road.

Wandsworth Council Tax Band: C



Massingberd Way, SW17

Approx. Gross Internal Floor Area 442 sq. ft / 41.10 sq. m



First 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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 71 C | 79 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Tenure: Leasehold

Term: TBC

Service Charge: TBC £0 per annum

Ground Rent: TBC £0 Annually (subject to increase)

Council Tax Band: C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



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