



MACGREGOR HOUSE, THORNTON ROAD, SW12
GUIDE PRICE: £425,000 LEASEHOLD

**CHARACTERFUL THREE-BEDROOM GROUND-
FLOOR FLAT WITH BALCONY, IDEALLY
LOCATED BETWEEN BALHAM, STREATHAM
HILL & CLAPHAM SOUTH**

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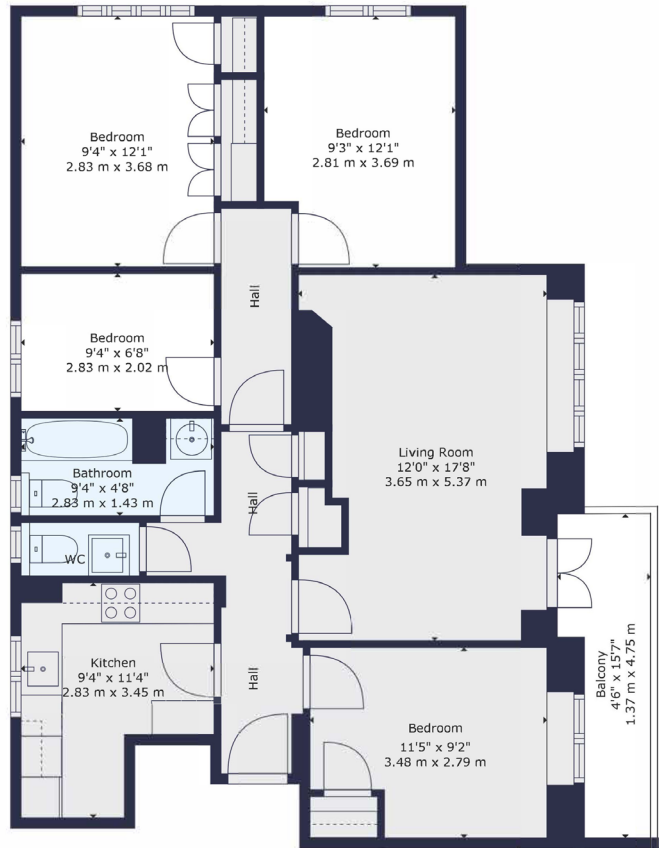
DESCRIPTION:

Situated within a well-maintained residential development, this spacious three-bedroom ground-floor flat offers a fantastic balance of period charm and modern living. With a private balcony and a prime location equidistant between Balham, Streatham Hill, and Clapham South, this home is perfectly positioned for excellent transport links and vibrant local amenities.

The entrance hallway leads to a bright and airy reception room, ideal for relaxing, while there is a dining room which offers additional flexibility as a fourth bedroom if required. The modern kitchen is fitted with sleek cabinetry, integrated appliances, and generous worktop space. Three well-proportioned bedrooms provide adaptable accommodation, complemented by a contemporary family bathroom. A private balcony extends the living space, creating an outdoor retreat. Located moments from Tooting Bec Common, with excellent transport links via Balham (Northern Line & National Rail), Streatham Hill (Southern Rail), and Clapham South (Northern Line), this property is perfectly suited for those seeking a well-connected and spacious London home. Agents note: The seller is currently in the process of extending the lease by a further 90 years bringing the lease up to 180 years.







TOTAL: 935 sq. ft, 87 m²

FLOOR 1: 935 sq. ft, 87 m²

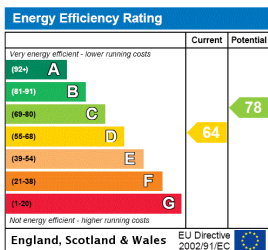
EXCLUDED AREAS: BALCONY: 58 sq. ft, 5 m²

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or Winkworth. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.



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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.



Tenure: Leasehold

Service Charge: £3485.03 per annum (subject to increase)

Ground Rent: £10 Annually

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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