



MACMILLAN WAY, LONDON, SW17
£245,000 LEASEHOLD

A MODERN TWO BED OVER 55'S RETIREMENT APARTMENT IN A SECURE BLOCK.

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

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DESCRIPTION:

****RETIREMENT APARTMENT OVER 55's ONLY****

This modern two-bedroom retirement apartment, situated on the second floor of a well-maintained and secure building, is designed for residents aged 55 and over. The apartment features a bright and spacious living area, a well-equipped kitchen, a walk-in shower room, and two generously sized double bedrooms. It boasts modern conveniences throughout, including being above a doctor's surgery, advanced security systems, lift access, communal reception and entertainment areas, as well as resident permit parking.

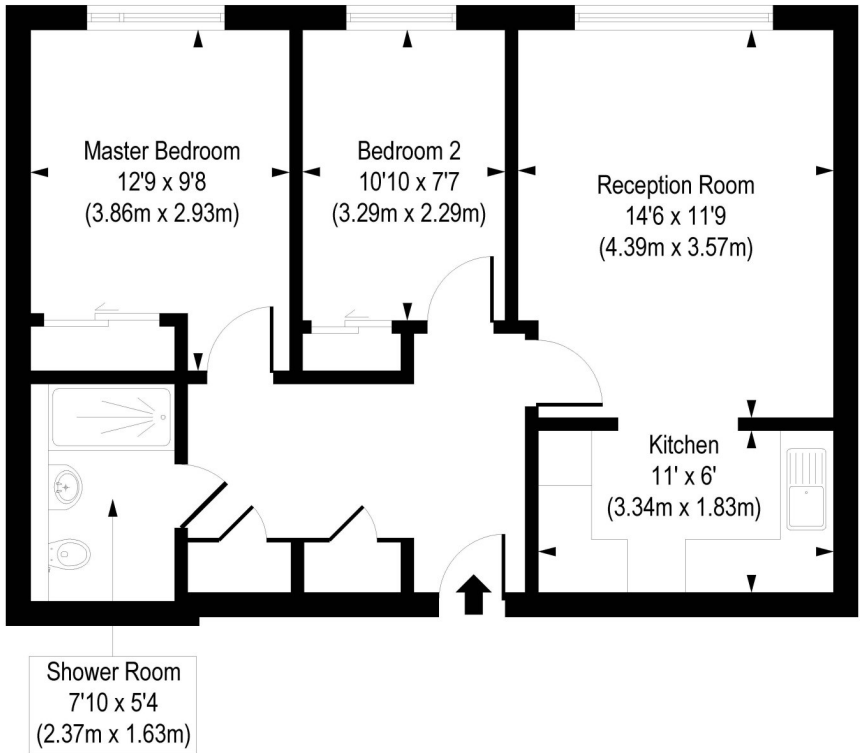
Located on Macmillan Way, the property benefits from its proximity to the beautiful Tooting Bec Common and the popular Tooting Bec Lido, along with a variety of local shops, bars, and restaurants. Excellent transport links are nearby, including Tooting Bec Underground Station (Northern Line) (0.5 miles), within walking distance, and a frequent bus service to Kings Road stopping just outside.

Wandsworth Council Tax Band: C



Macmillan Way, SW17

Approx. Gross Internal Floor Area 628 sq. ft / 58.07 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 75 years (74 December 2025)

Service Charge: £4525.17 per annum - There is an additional one of £384.77 to the Managing Agent for the grounds

Ground Rent: £150 Annually (subject to increase)

Council Tax Band:

Where no figures are shown, we have been unable to ascertain the

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