



Massingberd Way, SW17

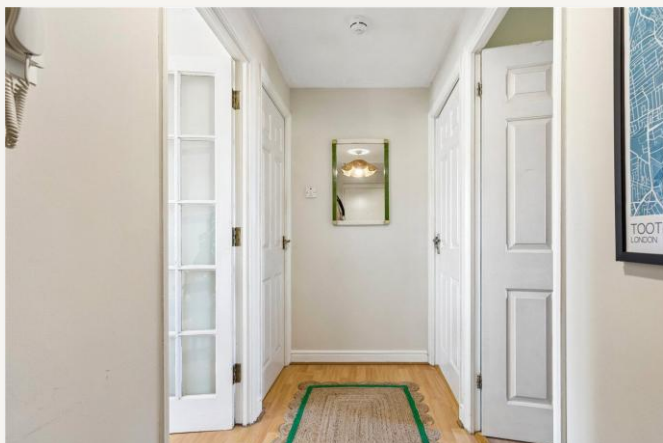
£425,000 *Share of Freehold*



A beautifully presented two-bedroom, two-bathroom apartment situated on the third floor of a highly desirable modern development on Massingberd Way.

KEY FEATURES

- Desirable Purpose-Built Flat
- Modern Development
- Third Floor Flat
- Two-Bedrooms
- Stylish Contemporary Interior
- Separate Modern Fitted Kitchen
- En-Suite Shower Room & Family Bathroom



Tooting

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Extending to approximately 660 sq. ft., the apartment features an impressive 18'4" reception room, providing a bright and spacious setting for both relaxing and entertaining. A separate modern fitted kitchen complements the living accommodation, with high-quality finishes and a thoughtfully designed layout.

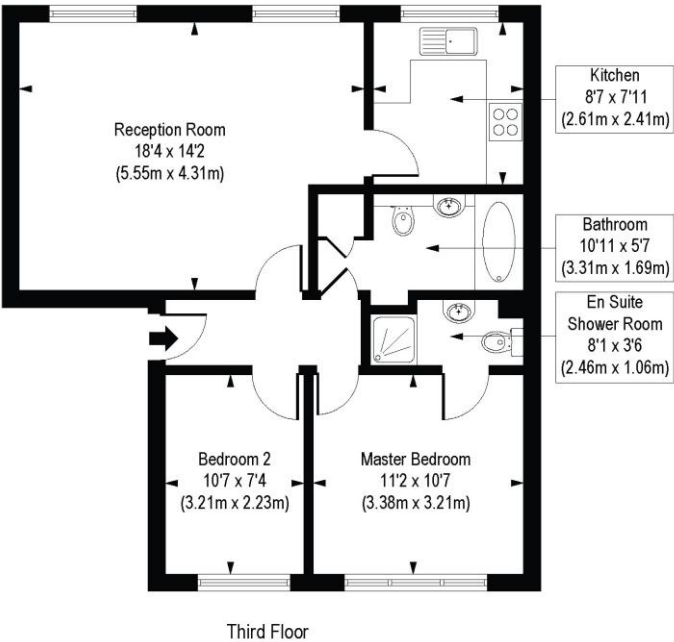
The principal bedroom is generously proportioned and benefits from its own en-suite shower room, while the second bedroom provides excellent flexibility as a guest bedroom, nursery or home office. A stylish family bathroom completes the accommodation. The property further benefits from loft access and residents parking available.





The development itself is particularly attractive, with beautifully maintained communal gardens providing a peaceful outdoor retreat. The combination of contemporary interiors, generous living space and attractive communal surroundings makes this an excellent home for first-time buyers, professionals or those looking to downsize.

Massingberd Way is ideally positioned in Tooting, offering convenient access to the area's fantastic selection of independent cafés, restaurants, shops and vibrant local markets. Tooting Broadway and Tooting Bec provide Northern line connections into Central London, while the nearby green spaces of Tooting Common offer excellent opportunities for walking, running and outdoor recreation.



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.

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

MATERIAL INFO

Tenure: Share of Freehold
Term: 986 year and 9 months
Service Charge: £3,035.28 per annum
Council Tax Band: D
EPC rating: 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.