



MASSINGBERD WAY, SW17  
£550,000 SHARE OF FREEHOLD

## A BRIGHT AND BEAUTIFULLY PRESENTED TWO BEDROOM GROUND FLOOR FLAT.

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## DESCRIPTION:

This ground floor flat is remarkably spacious and immaculately presented. Upon entry, you are welcomed into a generous hallway with ample storage. The bright reception room features double doors leading to a large communal garden. The modern kitchen includes a breakfast bar, and the bathroom boasts contemporary fixtures and fittings. There are two double bedrooms; the first bedroom benefits from a large built-in wardrobe, while the master bedroom features a modern en suite bathroom. The property also benefits from residents' off-street parking and comes with a share of the freehold.

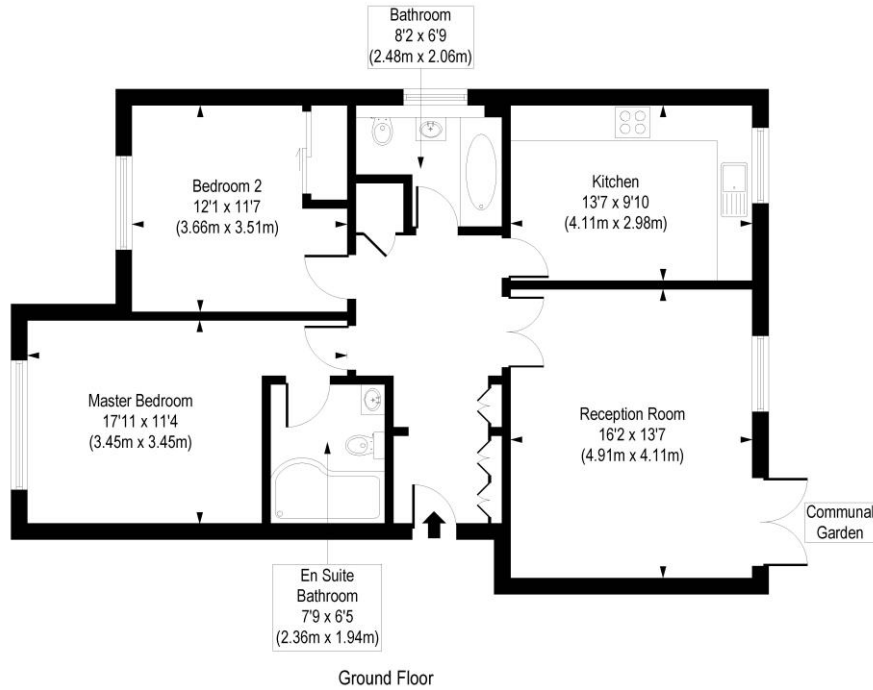
Massingberd Way is located within the sought-after Heritage Estate development, just a short walk from Heritage Park. This prime location is conveniently situated opposite the lovely green spaces of Tooting Bec Common, the fabulous Tooting Bec Lido, and a variety of local shops, bars, and restaurants. 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.

Council Tax Wandsworth Local Authority – Band D



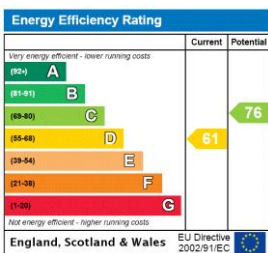
# Massingberd Way, SW17

Approx. Gross Internal Floor Area 915 sq. ft / 84.97 sq. m



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.



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