



Moreton House  
Garratt Lane, SW17

CHESTERTONS





A spacious apartment two bedroom apartment boasting 609 sq ft of living and entertaining space.

The apartment is the perfect home and features a large lounge and a separate modern kitchen. Both bedrooms are adorned with ample built in wardrobes and storage and the property comes with a private garden.

Garrett Lane is conveniently located moments from Tooting Broadway underground station and Earlsfield overground station. There are also excellent bus links nearby. You have the sought after amenities of Earlsfield and Tooting Broadway within walking distance.

- Two bedroom apartment
- Private garden
- Modern kitchen
- 1930's mansions block
- Good condition throughout
- No onward chain

Asking Price £375,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B		
69-80	C		
55-68	D	53	68
49-54	E		
37-48	F		
1-36	G		

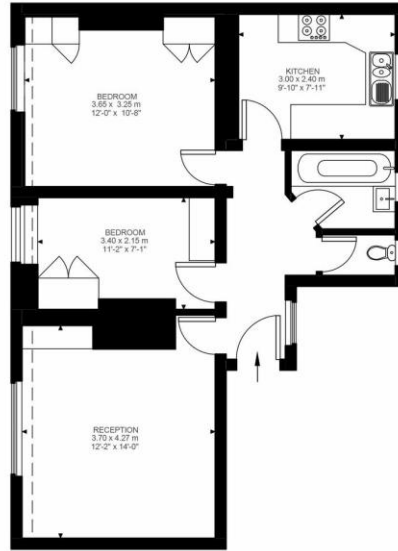
Not energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC

**Tenure:** Leasehold 89 years  
**Service Charge:** TBC  
**Ground Rent:** TBC  
**Local Authority:** London Borough of Wandsworth  
**Council Tax Band:** C

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Second Floor  
609 ft<sup>2</sup>

### Moreton House, SW17

Approximate Gross Internal Area  
56.54 SQ.M / 609 SQ.FT

KEY: CH = Ceiling Height  
[Restricted Head Height]

Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.

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