



Garratt Lane
SW18

CHESTERTONS





A beautifully presented flat with secure allocated parking, set on the first floor of a modern development. The flat is spacious and boasts two double bedrooms, two modern bathrooms and a stylish open plan kitchen/ reception room. This property is situated in Ketley House, which benefits from 3 communal roof terraces and secure bike storage. Old York Road is a short walk away offering a host of independent shops, restaurants and brunch spots and Wandsworth Town station with regular trains into Waterloo. Earlsfield is also within easy reach, offering further transport links and a wide array of bars and shops. King George's Park and Southside Shopping Centre are also moments away.

- Modern development
- Secure allocated parking
- Three communal roof terraces
- Secure bike storage

Asking Price £500,000

| Energy Efficiency Rating | | Current | Potential |
|--------------------------|---|---------|-----------|
| 100-91 | A | | |
| 81-91 | B | | |
| 69-80 | C | 77 | 77 |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Not energy efficient - higher running costs

EU Directive 2002/91/EC

England, Scotland & Wales

Tenure: Leasehold 108 years 3 months

Service Charge: £2500

Ground Rent: £600

Local Authority: London Borough of Wandsworth

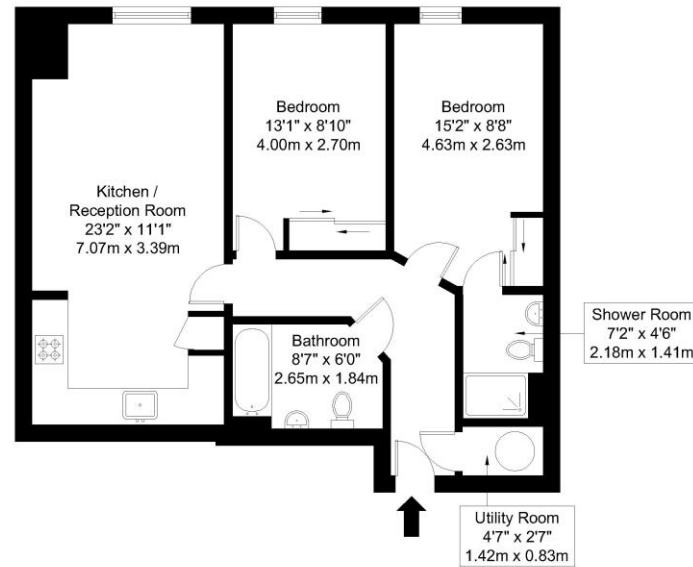
Council Tax Band: E

Chestertons JP Wandsworth Town & Tonsleys Sales

chestertons.co.uk

Garratt Lane, SW18 4GR

Approx Gross Internal Area = 66.4 sq m / 715 sq ft



First Floor

Ref:

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PLAN**

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