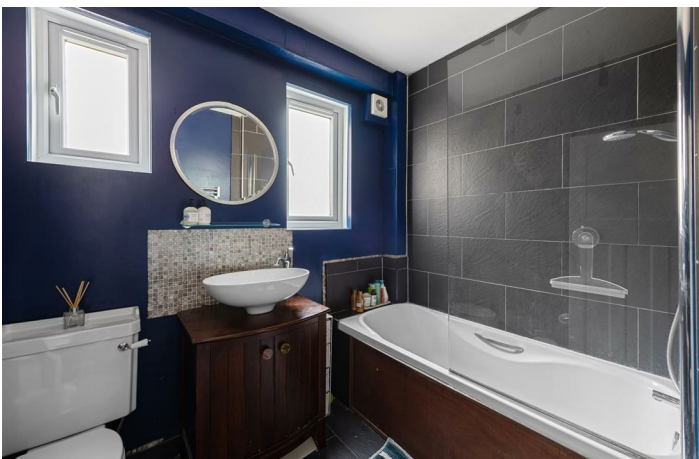


EDEN HOMES



26 Garratt Lane, London, SW17 0LU Asking price £400,000

New to the Market this stunning two bedroom garden flat is conveniently located on Garratt Lane. This delightful property offers a wonderful blend of comfort, style, and outdoor living, making it an excellent choice for those seeking a tranquil London home with a touch of nature. As you step into this inviting residence, you'll immediately notice the spacious and well-designed interior. The living area provides a versatile space for relaxation and entertainment, with ample room for a cozy seating area and a dining space. Large windows which are being newly replaced flood the room with natural light, creating a warm and inviting atmosphere. The kitchen is thoughtfully appointed with modern appliances, sleek countertops, and plenty of storage space to meet all your needs. The property boasts two comfortable bedrooms, the main bedroom features generous dimensions benefiting a fitted wardrobe and feature fireplace surround. One of the standout features of this property its stunning private garden. This tranquil outdoor space provides a serene escape from the hustle and bustle of city life. Whether you're hosting a barbecue, tending to your plants, or simply unwinding in the sun, this garden offers endless possibilities for outdoor enjoyment and relaxation. Located on Garratt Lane, this property enjoys excellent connectivity to transport links, ensuring easy access to central London and other areas. The local area also offers a range of amenities, including shops, restaurants, and recreational facilities, all within close proximity.





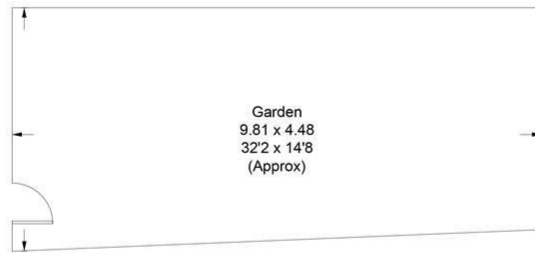
- Two Double bedrooms
- Large livingroom
- Separate fully fitted kitchen
- Fully modernised throughout
- Large Modern Bathroom
- Large Private Garden
- Good transport links
- Close to bars, restaurants and amenities
- Wimbledon Park nearby

Council Tax as advised £780 PA
Ground rent Peppercorn
Lease 100 years as advised

Floor Plan

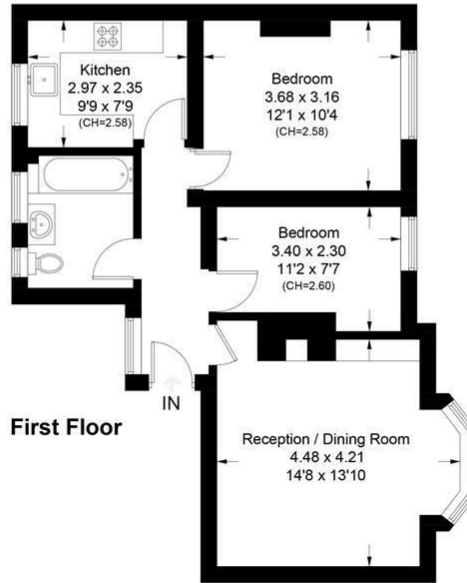
Moreton House, SW17

Approximate Gross Internal Area = 56.8 sq m / 611 sq ft



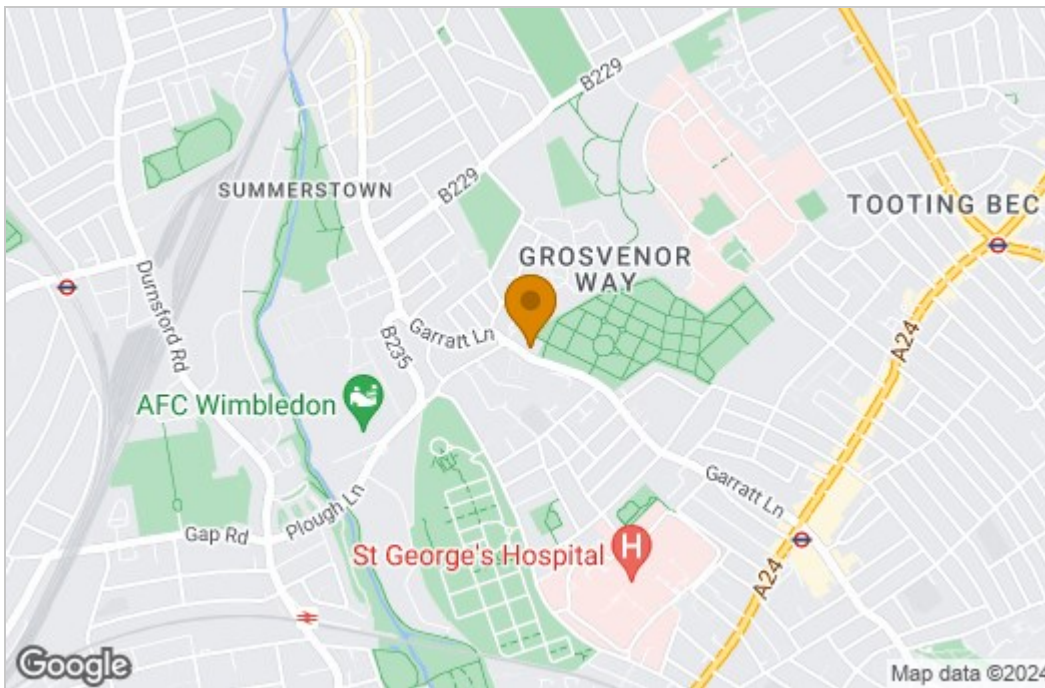
(Not Shown In Actual Location / Orientation)

Ground Floor

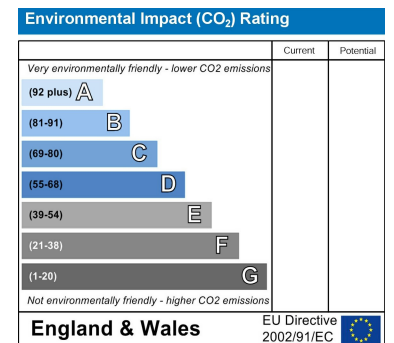
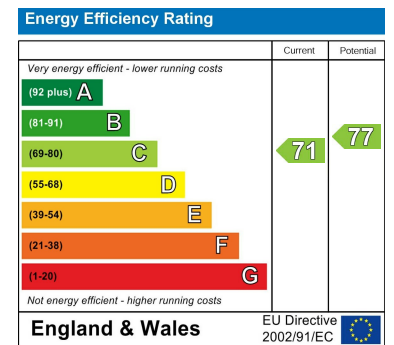


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID980321)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.