



Garratt Lane, London SW17 0NN

welcome to

Garratt Lane, London

A fantastic opportunity to acquire a three double bedroom period house with a south west facing garden. The house will also be sold chain free with the possibility to extend further subject to planning.

The ground floor comprises of a reception room, separate dining room, downstairs W.C and an open-plan kitchen/breakfast room. Access to the private garden can be via the dining room and the kitchen. The garden is ideal for al fresco dining and should get plenty of sunshine.

The first floor comprises of three double bedrooms each with plenty of storage. There is a bathroom here as well not to mention a light well above the stairs allowing plenty of light into the house.

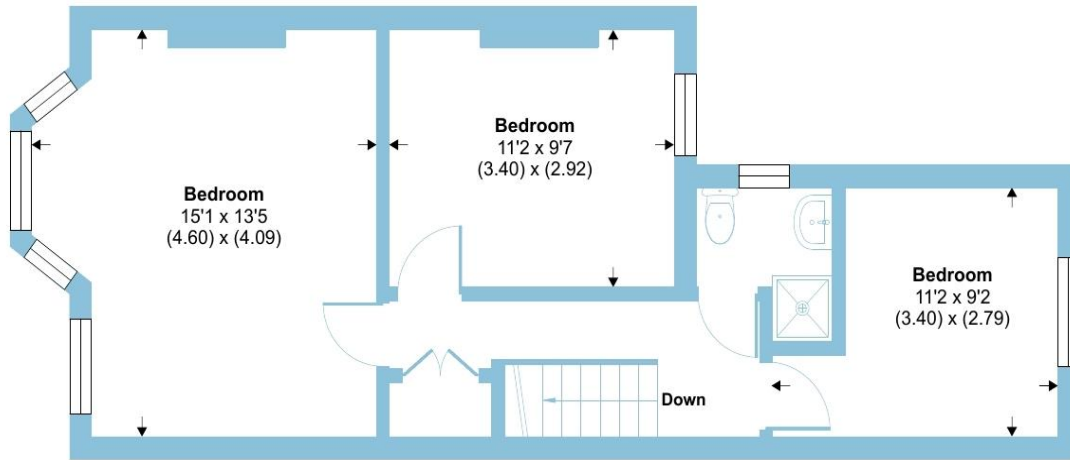
Viewing advised.



Garratt Lane, SW17

Approximate Area = 1018 sq ft / 94.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2023. Produced for Barnard Marcus. REF: 1058725



welcome to

Garratt Lane, London

- Three Large Double Bedrooms
- Private Garden
- Freehold House
- Chain-free
- Potential to Extend Subject to Planning

Tenure: Freehold EPC Rating: D

guide price

£700,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAR104488



Property Ref:
EAR104488 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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