



barnard marcus

**Garratt Lane, London SW17 0LX**



**welcome to**

## **Garratt Lane, London**

A fantastic and incredibly spacious, three bedroom split-level apartment with private south west facing balcony.

The property which is arranged over the second and third floor of this purpose-built development, benefits from stylish decor and excellent presentation throughout. The flat which measures in excess of 900 sq. ft. includes an 18'3 x 12' reception room, with a sunny balcony which enjoys far reaching views.

Further benefits include a large external storage cupboard, communal gardens and a share of the freehold.

Located on Garratt Lane, the property lies within close proximity of the popular amenities of both Earlsfield and Tooting. Transport links include Earlsfield and Haydons Road mainline station, along with Tooting Broadway underground station within equal distance.

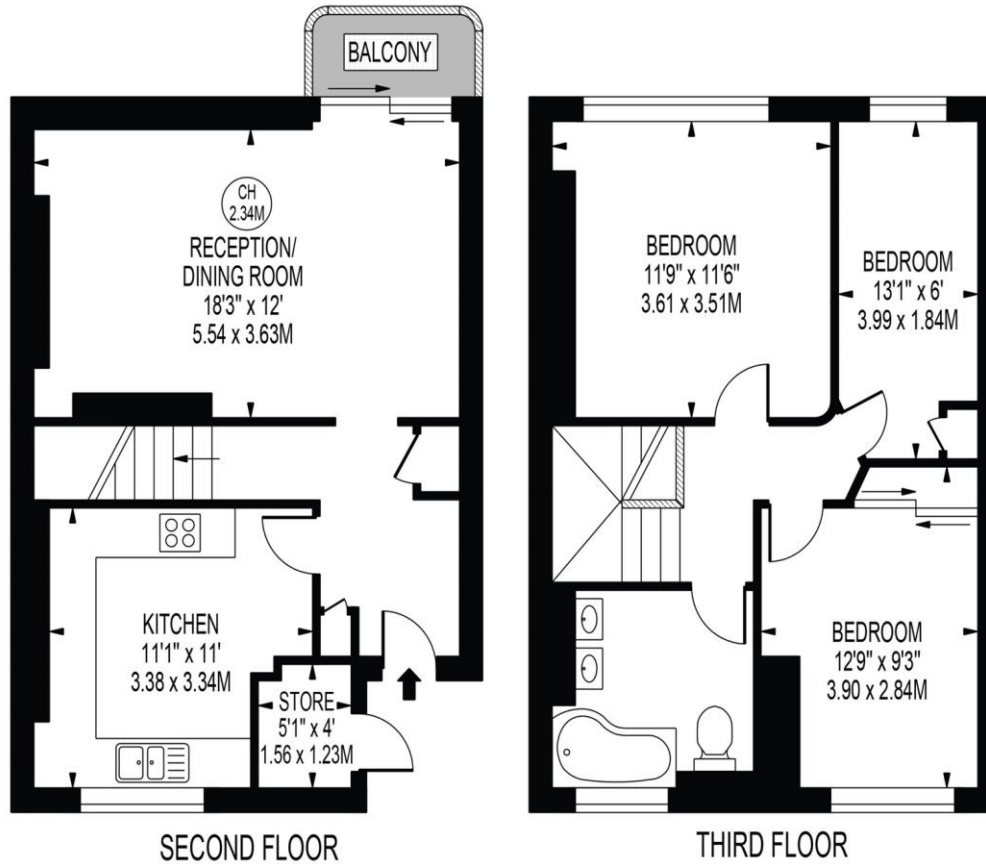
Viewing advised.



# GARRATT LANE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 910 SQ FT - 84.51 SQ M  
(EXCLUDING STORE)

APPROXIMATE GROSS INTERNAL AREA OF STORE: 19 SQ FT - 1.74 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



welcome to

## Garratt Lane, London

- Large Three Bedroom, Split-level Flat measuring in excess of 900 ft.
- Excellent Presentation and Stylish Decor Throughout
- Private South-west Facing Balcony with Far Reaching Views
- Share of Freehold
- Viewing Advised

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £500,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EAR104680](https://www.barnardmarcus.co.uk/Property/EAR104680)



Property Ref:  
EAR104680 - 0007

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Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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