



barnard marcus

Garratt Lane, London SW18 4SL



welcome to

Garratt Lane, London

A superbly presented two/three bedroom freehold house, located moments from Earlsfield mainline station, with private parking.

The property, which has been recently modernised to an excellent standard throughout benefits from contemporary open-plan living which has an abundance of light, a versatile layout, generous proportioned bedrooms, plus modern bathroom with walk-in shower and separate bath.

The delightful, landscaped rear garden has both a garden shed and rear access. There is also access to communal gardens. Further benefits include, extensive storage (with understairs storage), large attic space, parking with up to four residents' parking permits and one visitors' parking permit.

Located on Garratt Lane, the property is within close proximity of the popular coffee shops, bars and restaurants in Earlsfield along with multiple gyms, fitness studios, the green open spaces of King George's Park and the River Wandle.

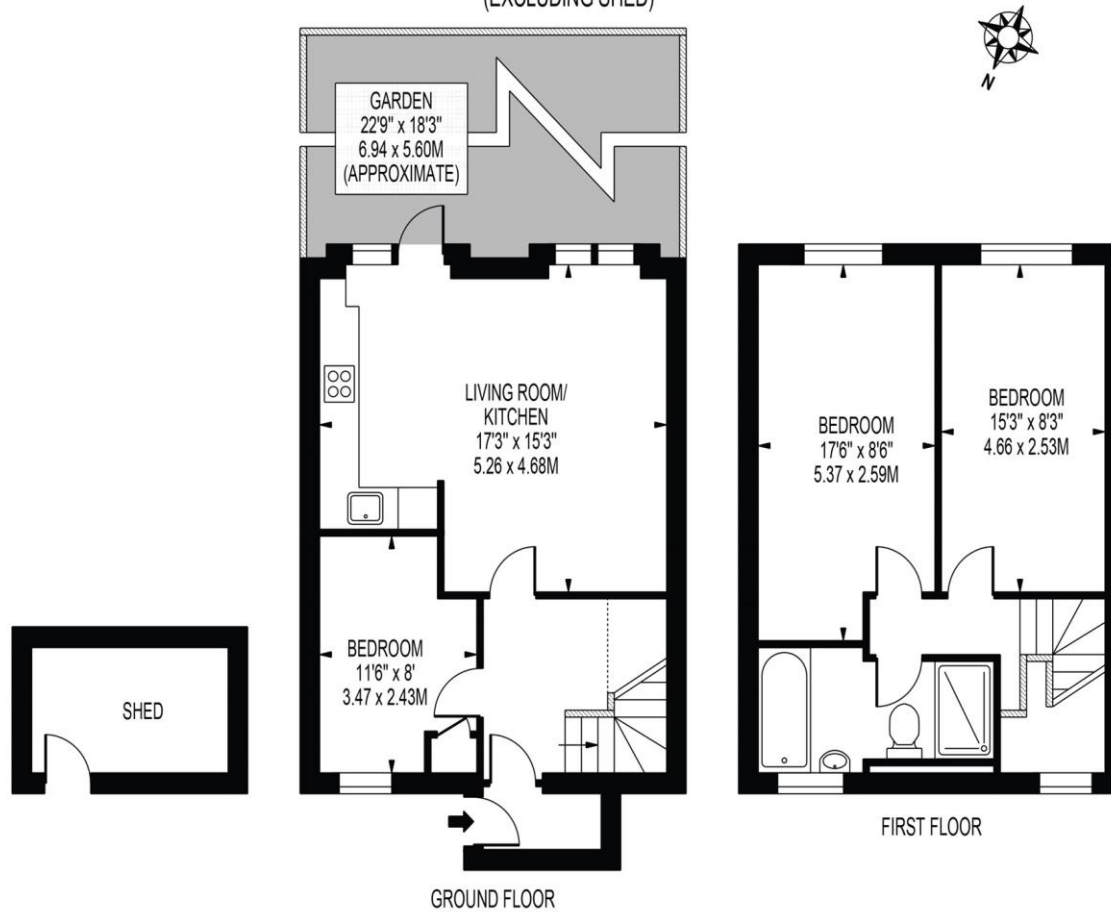
Viewing advised.

Note - awaiting updated EPC.



GARRATT LANE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 845 SQ FT - 78.48 SQ M
(EXCLUDING SHED)



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

- Superb Two/Three Bedroom Freehold House
- Finished to an Excellent Standard Throughout
- Delightful, Sunny Garden
- Private Parking
- Moments from Earlsfield Mainline Station

Tenure: Freehold EPC Rating: C

£700,000



view this property online [barnardmarcus.co.uk/Property/EAR104619](https://www.barnardmarcus.co.uk/Property/EAR104619)



Property Ref:
EAR104619 - 0009

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.

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.



barnard marcus



020 8879 7222



Earlsfield@barnardmarcus.co.uk



525 Garratt Lane, LONDON, SW18 4SR



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)

Please note the marker reflects the
postcode not the actual property