



Garratt Lane, London SW17 0PF

welcome to

Garratt Lane, London

A superb three double bedroom, split-level, period maisonette with an attractive private roof terrace and share of freehold.

This recently renovated, stylish property boasts an open-plan kitchen/living room with direct access to a private roof terrace, three double bedrooms, one with en-suite shower room, and a further family bathroom. With contemporary decor, the property has been maintained to a high standard. Further benefits include a private entrance door and share of freehold as well as being sold chain-free.

The property is located within close proximity of both Earlsfield and Tooting, with their many shops, bars and restaurants. You are also moments from Garratt Green and the newly opened Springfield Park, popular with families and dog walkers.

Transport links include Earlsfield mainline station (15 minutes to Waterloo), Tooting Broadway underground station, and a number of bus routes.

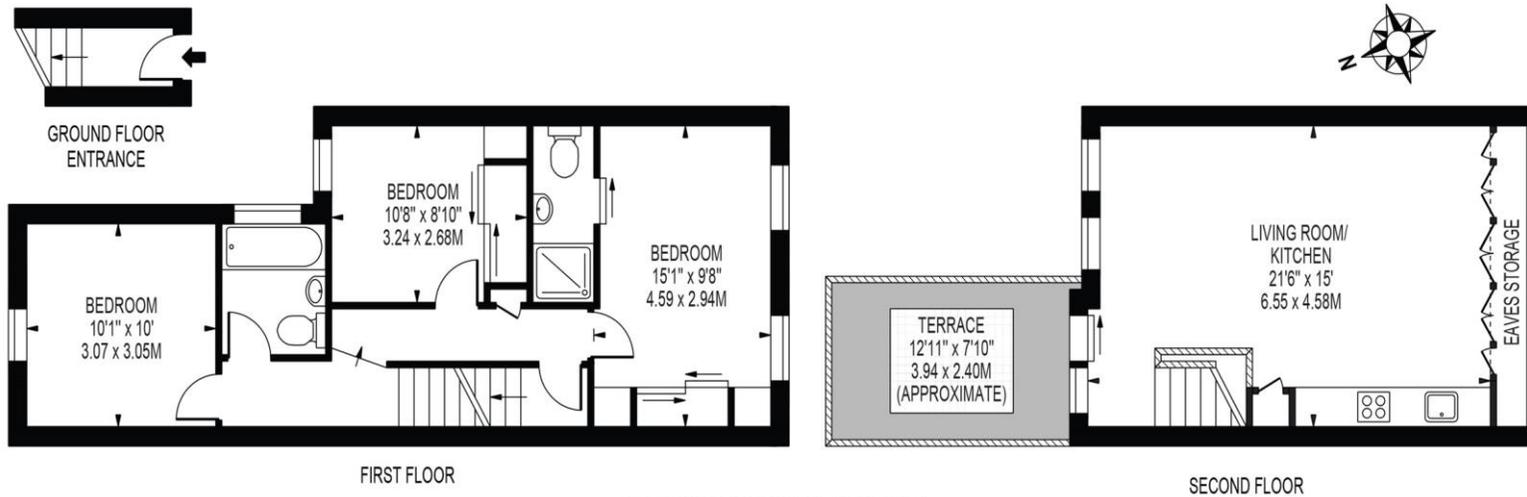


GARRATT LANE

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 897 SQ FT - 83.30 SQ M

(INCLUDING RESTRICTED HEIGHT AREA & EAVES STORAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT AREA & EAVES STORAGE: 30 SQ FT - 2.79 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.

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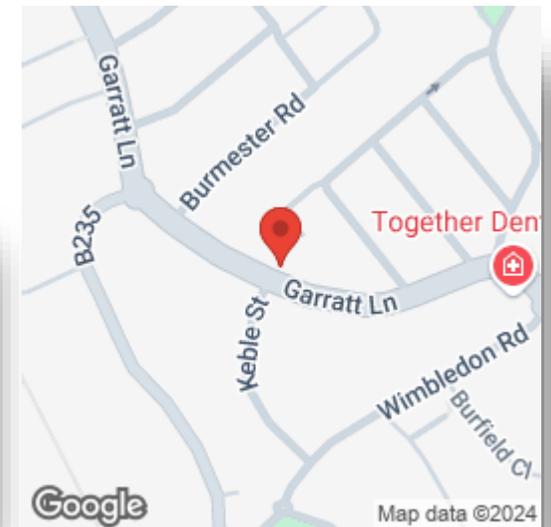
- Chain Free
- Share of Freehold
- Three Double Bedrooms, Two Bathrooms
- Private Roof Terrace
- Open Plan Living/Dining

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1975. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£650,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/EAR104775](https://www.barnardmarcus.co.uk/Property/EAR104775)



Property Ref:
EAR104775 - 0007

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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