



Voltaire Buildings, Garratt Lane, London SW18 4FQ

welcome to

Voltaire Buildings, Garratt Lane, London

A well-presented, one double bedroom apartment situated on the first floor of this contemporary gated development, located moments from Earlsfield mainline station.

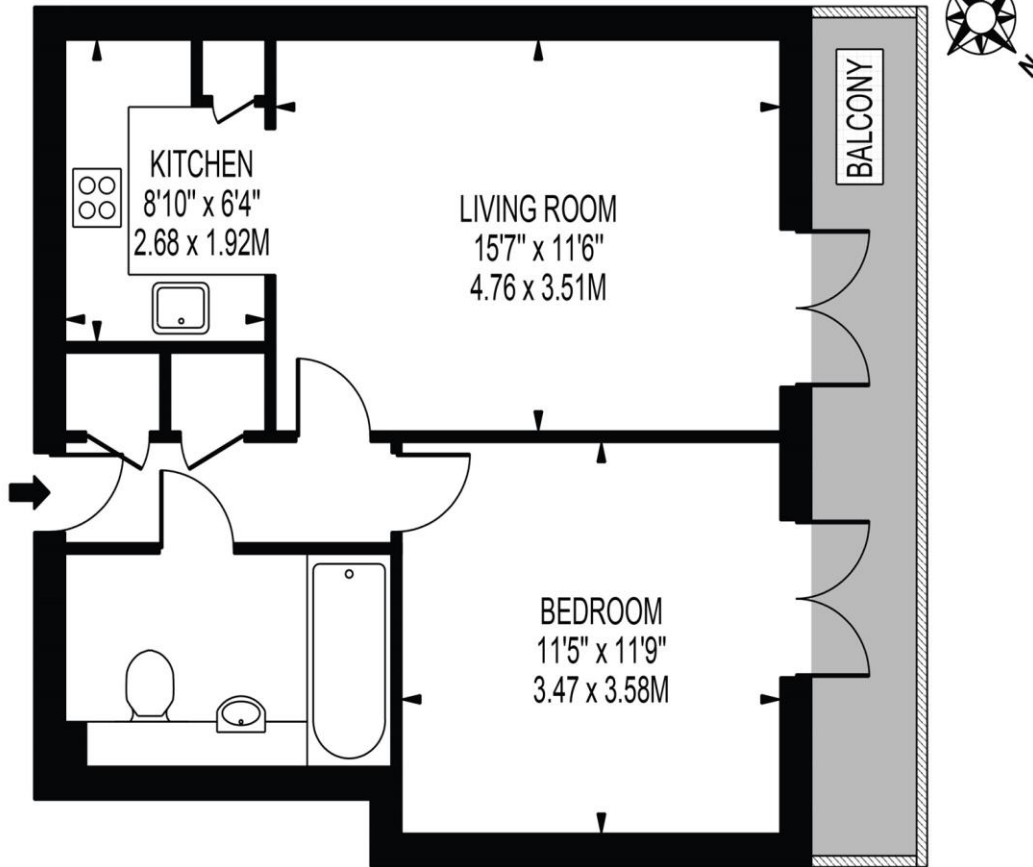
The property benefits from open-plan living, with a large private balcony that is accessible from both the reception room and the master bedroom. Further benefits include communal gardens, lift access and secure underground parking.

Voltaire Buildings is located on Garratt Lane in the heart of Earlsfield with its many coffee shops, bars and restaurants.



VOLTAIRE BUILDINGS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 498 SQ FT - 46.28 SQ M



FIRST FLOOR

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.
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welcome to

Voltaire Buildings, Garratt Lane, London

- Well-presented One Bedroom, First Floor Apartment
- Popular Gated Development
- Large Private Balcony Overlooking Communal Gardens
- Private Underground Parking
- Located Moments from Earlsfield Mainline Station

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£400,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAR104658



Property Ref:
EAR104658 - 0005

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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