



**Langford Lofts, Garratt Lane, London SW18 4ED**

**welcome to**

## **Langford Lofts, Garratt Lane, London**

A charming one-bedroom apartment arranged on the second floor of this popular loft style development, with private balcony.

The property is well-presented throughout with a bright and sunny aspect. The reception room leads directly to a south facing balcony with an attractive outlook beyond.

Langford Lofts is a contemporary development located within close proximity of both Wandsworth and Earlsfield.

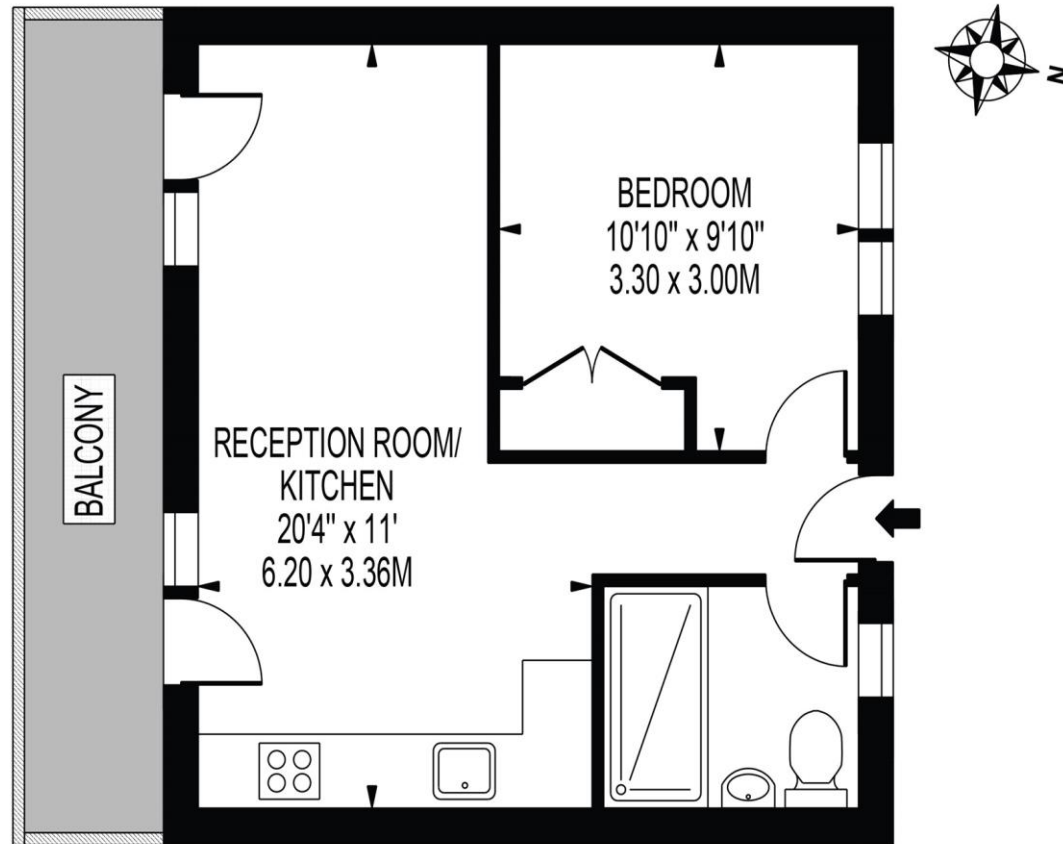
The property is located within close proximity of Southside shopping centre and the many popular amenities of both Wandsworth and Earlsfield. Transport links include Earlsfield mainline station with trains directly to Clapham Junction and Waterloo, and several bus routes.

Ideal first time buy.



# LANGFORD LOFTS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 380 SQ FT - 35.34 SQ M



## SECOND 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

## Langford Lofts, Garratt Lane, London

- Bright & Sunny, One Bedroom Loft Style Apartment
- Well-presented Decor Throughout
- Private South Facing Balcony with Attractive Outlook
- Popular Location
- Ideal First Time Buy

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 1500.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £350,000



**view this property online** [barnardmarcus.co.uk/Property/EAR105057](https://barnardmarcus.co.uk/Property/EAR105057)



Property Ref:  
EAR105057 - 0004

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Please note the marker reflects the  
postcode not the actual property