



barnard marcus

**Garratt Lane, London SW18 4DH**

***welcome to***

## **Garratt Lane, London**

A fourth floor, one double bedroom apartment located in the heart of Wandsworth.

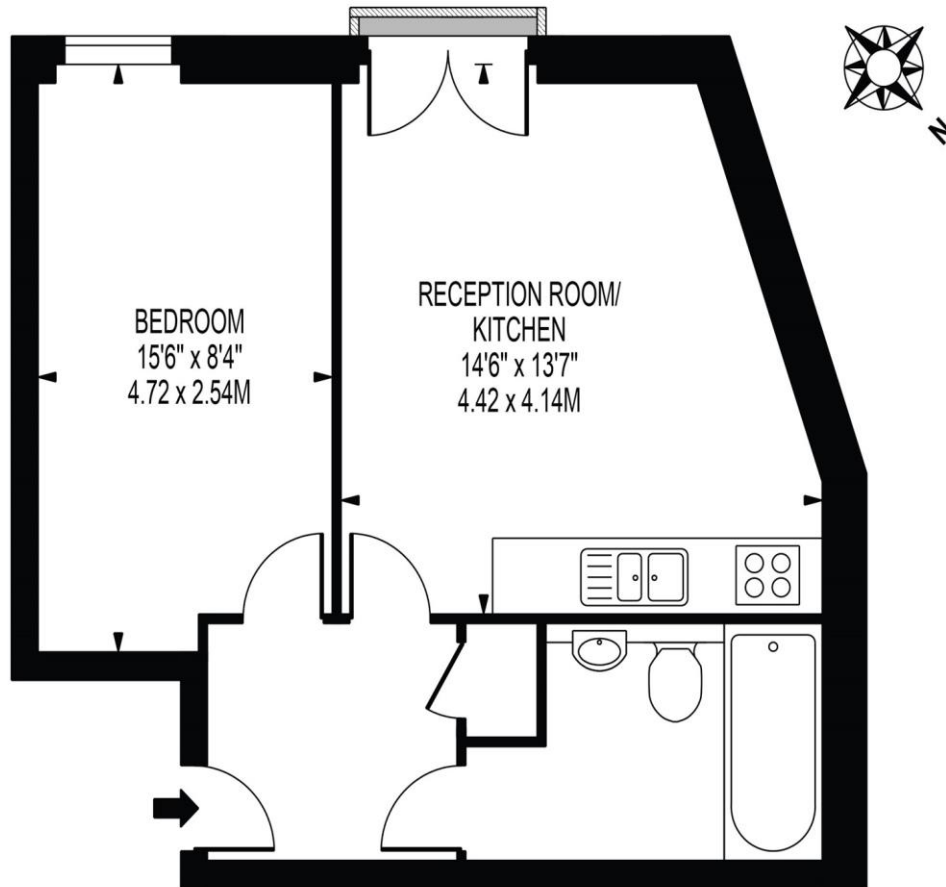
The property comprises of a bright and airy, open plan living room and kitchen, one double bedroom, a spacious bathroom and a communal garden. Further benefits include a Juliet balcony, bike storage, lift service, entry phone system and view of the River Wandle.

The apartment is in a private development on Garratt Lane in the heart of Wandsworth, ideally located within close proximity of the amenities of Southside Shopping Centre and close to the open spaces of King George's Park, as well as a short walk away from the shops and cafés of Old York Road. The nearby mainline station of Wandsworth Town provides direct links into London Waterloo and the West End.



## GARRATT LANE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 411 SQ FT - 38.18 SQ M



### FOURTH 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.  
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

- Open-Plan Living
- Communal Garden
- Juliet Balcony
- Bike Storage and Lift
- Close to Southside Shopping Centre

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 1575.88

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Aug 2002.

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

**£250,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EAR105093](https://barnardmarcus.co.uk/Property/EAR105093)



Property Ref:

EAR105093 - 0002

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.



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