



barnard marcus

Garratt Lane, London SW18 4SX

welcome to

Garratt Lane, London

A unique two double bedroom, two bathroom property within this period building arranged over three floors, with both private garden and roof terrace, Located in the heart of Earlsfield.

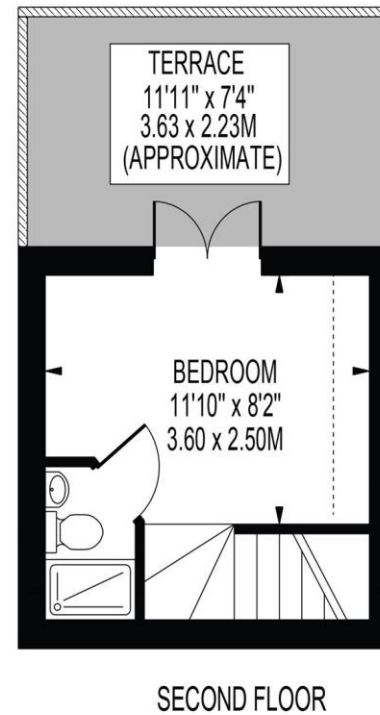
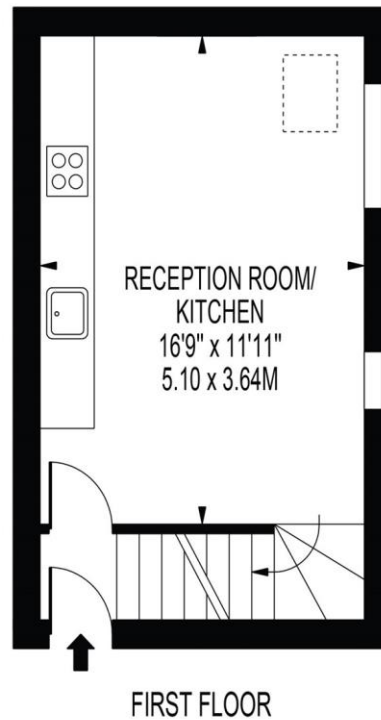
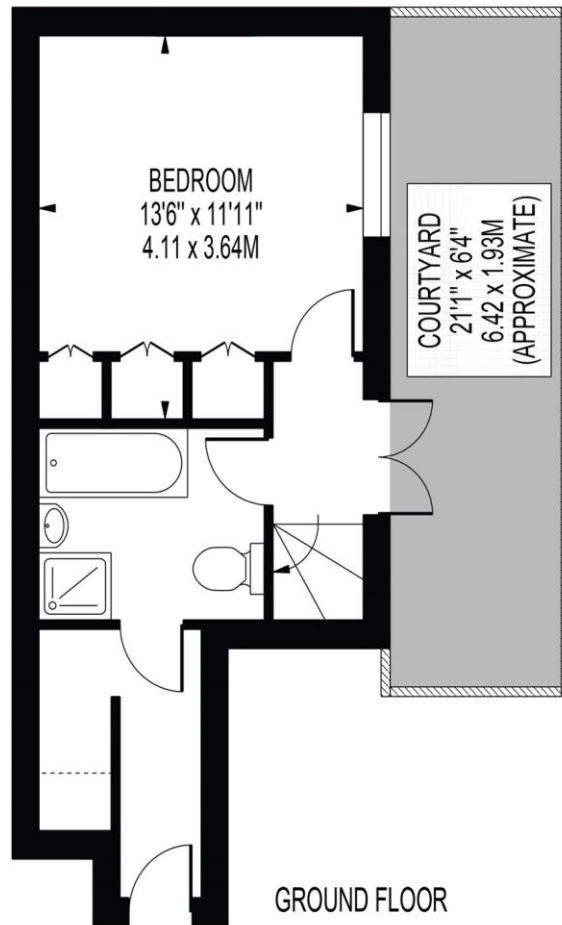
The property benefits from excellent presentation throughout, large storage area and an entrance on both the ground floor and first floor. The outside areas are both a pretty garden and delightful roof terrace on the second floor.

Located on Garratt Lane, the property lies away from the road and is located solely at the rear of the development, with no additional flats above or below. The coffee shops, bars and restaurants are moments away.



GARRATT LANE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 662 SQ FT - 61.47 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.

welcome to

Garratt Lane, London

- Two Bed, Two Bath Period Property arranged over Three Floors
- Private Garden and Roof Terrace
- Excellent Presentation Throughout
- Moments from Earlsfield Mainline Station
- No Upward Chain

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2410.84

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£550,000



view this property online barnardmarcus.co.uk/Property/EAR105163



Property Ref:
EAR105163 - 0004

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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020 8879 7222



Earlsfield@barnardmarcus.co.uk



525 Garratt Lane, London, SW18 4SR



barnardmarcus.co.uk

Please note the marker reflects the
postcode not the actual property