



Garratt Lane, London SW17 0LN

welcome to

Garratt Lane, London

1600 square foot home situated moments away from Tooting Broadway benefiting from a very large private garden which includes a fully fitted outhouse and potential for further expansion at the rear and into the loft (subject to planning permission).



GARRATT LANE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1605 SQ FT - 149.08 SQ M
 (EXCLUDING WORKSHOP/ OUTBUILDING)
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF WORKSHOP/ OUTBUILDING: 163 SQ FT - 15.16 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.

Barnard Marcus are proud to present to you this impressive home which spans over 1600 square feet interior space providing you excellent space for you and your family, furthermore it benefits from a large north east facing private garden perfect for outdoor entertaining! The house comprises of 4 large bedrooms (1 on the ground floor and 3 on the first floor), a large reception room at the front of the house, dining room which leads to your galley kitchen and a ground floor bathroom.

Furthermore, the property has a very large private garden at the rear which includes a fully fitted outhouse (electricity, plumbing and internet), an additional large shed for storage and also the property has part converted the loft space providing you with an easily accessible storage room or alternatively an opportunity to fully extend into the loft (subject to planning permission).

The property is situated moments away from Tooting Broadway, Smallwood primary school and the array of shops, restaurants and bars situated on Tooting high street.

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Garratt Lane, London

- 1600 square foot family home
- 4 large bedrooms (1 on the ground floor and 3 on the first floor)
- Large private garden with fully wired and plumbed outhouse (internet included)
- Potential to extend at the rear and loft (subject to planning permission)
- Freehold

Tenure: Freehold EPC Rating: G

offers in excess of

£700,000



view this property online barnardmarcus.co.uk/Property/TTG108042

Please note the marker reflects the postcode not the actual property



Property Ref:
TTG108042 - 0015

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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