



## GARRATT LANE, SW18 4HP

### Offers Over £375,000

We are delighted to offer to the market a well-presented two bedroom flat situated within the heart of Earlsfield and with very easy access to all the local amenities the area has to offer including Earlsfield Mainline Station and its easy links to London Waterloo. The accommodation comprises, in brief, two bedrooms, reception room, a decent size kitchen and a shower room. There is no onward chain. The loft space is demised to the property. Leasehold - 94 years remaining. EPC rating C. Council Tax Band B.

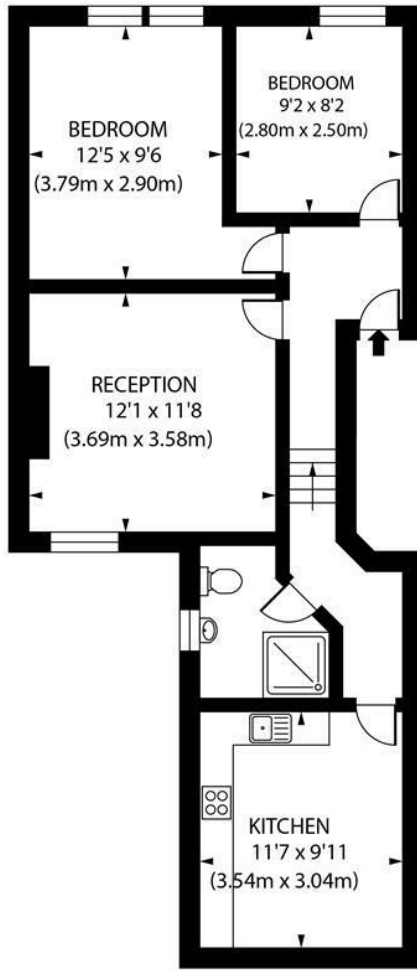
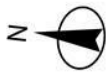


[www.maalems.co.uk](http://www.maalems.co.uk)

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Registered in England & Wales No. 5585458



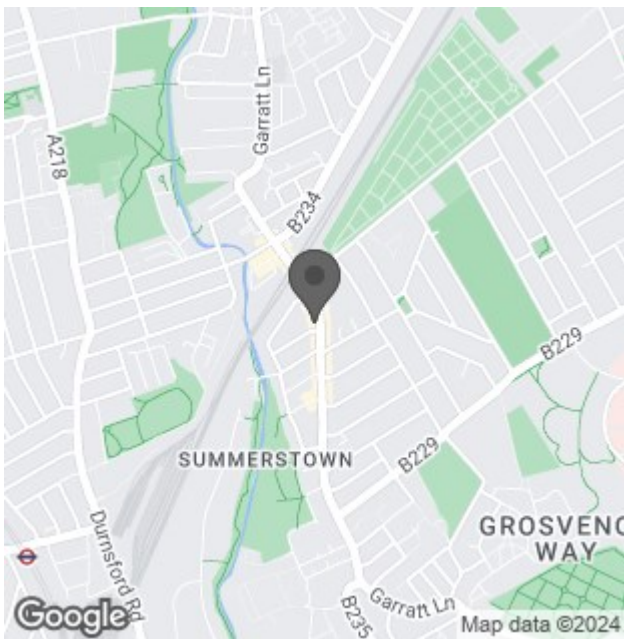


FIRST FLOOR

Garratt Lane, SW18

Gross Internal Area 624 sq ft/58 sq metres

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		74	81
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

For an instant or face to face valuation, please scan the QR code:



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