



**697 GARRATT LANE, SW17 0PD**

**Asking Price £400,000**

A well-presented two bedroom flat with no onward chain. The accommodation comprises, two bedrooms, reception room, kitchen and bathroom. In addition, there is off-street private parking and communal gardens. The amenities of SW18 are close by with Earlsfield Mainline Station being the closest station with it's fast links to London Waterloo. Share of Freehold. EPC rating E. Council Tax Band C.

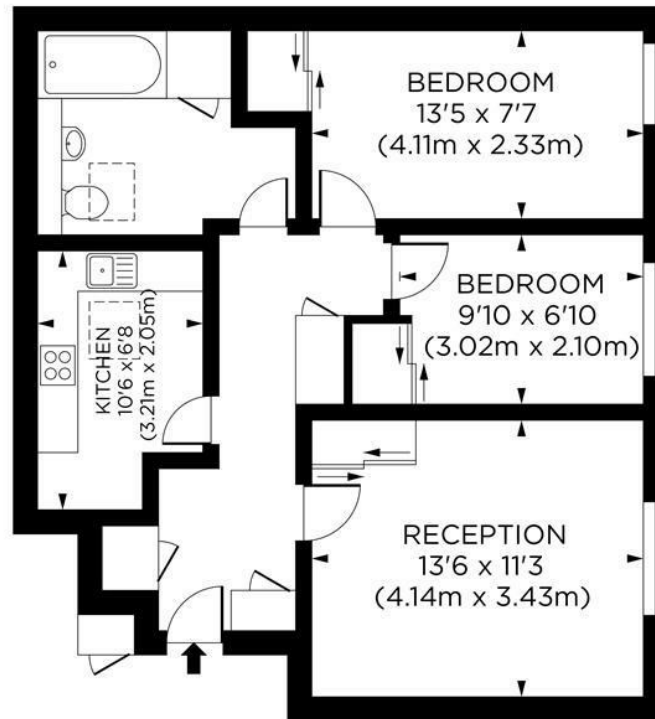


[www.maalems.co.uk](http://www.maalems.co.uk)

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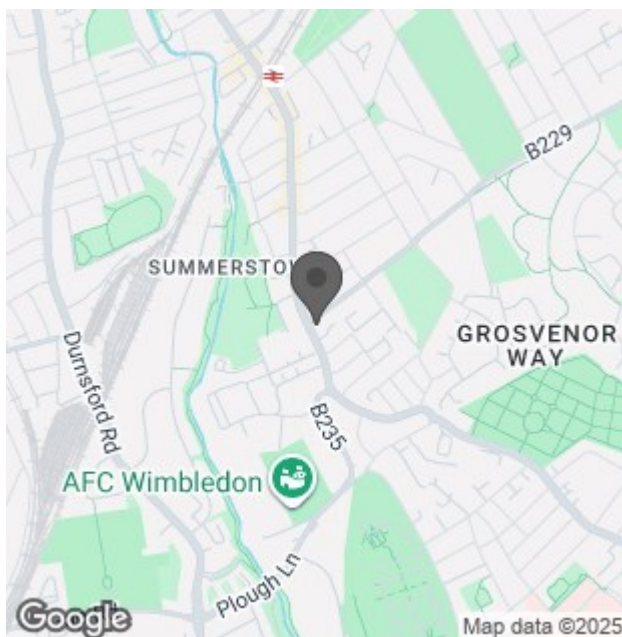
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## SECOND FLOOR

Garratt Lane, SW17  
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) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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



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