



361 Garratt Lane

, London, SW18 4DY

£450,000



[illegible]

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(32 plus)	A		
(81-81)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC

Please contact our Head Office Office
on 07561471669 if you wish to arrange a viewing appointment
for this property or require further information.

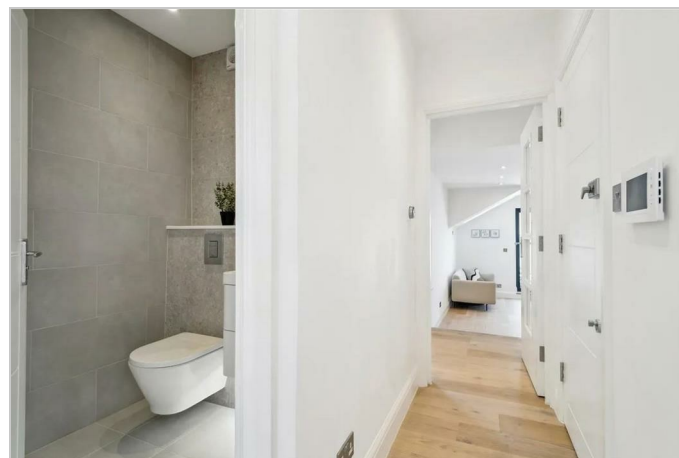
- 457 sqft/ 42 sqm
- 2 Bedrooms
- Private Terrace
- Short Walk to Earlsfield / Wandsworth Stations
- 10 Year Structural Warranty
- Brand New
- Open Plan Kitchen
- High Quality Appliances
- Short Walk to Local Supermarkets/ Gyms/ Other Amenities



This exceptional, brand new 457sq ft / 42 sq m two bedroom apartment set on the first floor, with private balcony, located on a quiet part of Garratt Lane.

Finished to a high standard throughout, this apartment comprises of a well proportioned open-plan fully equipped and integrated kitchen and reception room leading to a private terrace, double bedroom, single bedroom or study and stylish shower room.

Conveniently located for local amenities, including Tribe Time Coffee on your door step, the apartment is within walking distance of both Earlsfield and Wandsworth Town train stations.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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