





Ketley House, Garratt Lane, London SW18 4GR

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welcome to

Ketley House, Garratt Lane, London

A spacious two double bed, two bathroom flat located on the first floor of this purpose-built development, offering pleasant views of the river Wandle & beyond. The flat comes with a communal terrace and private parking.



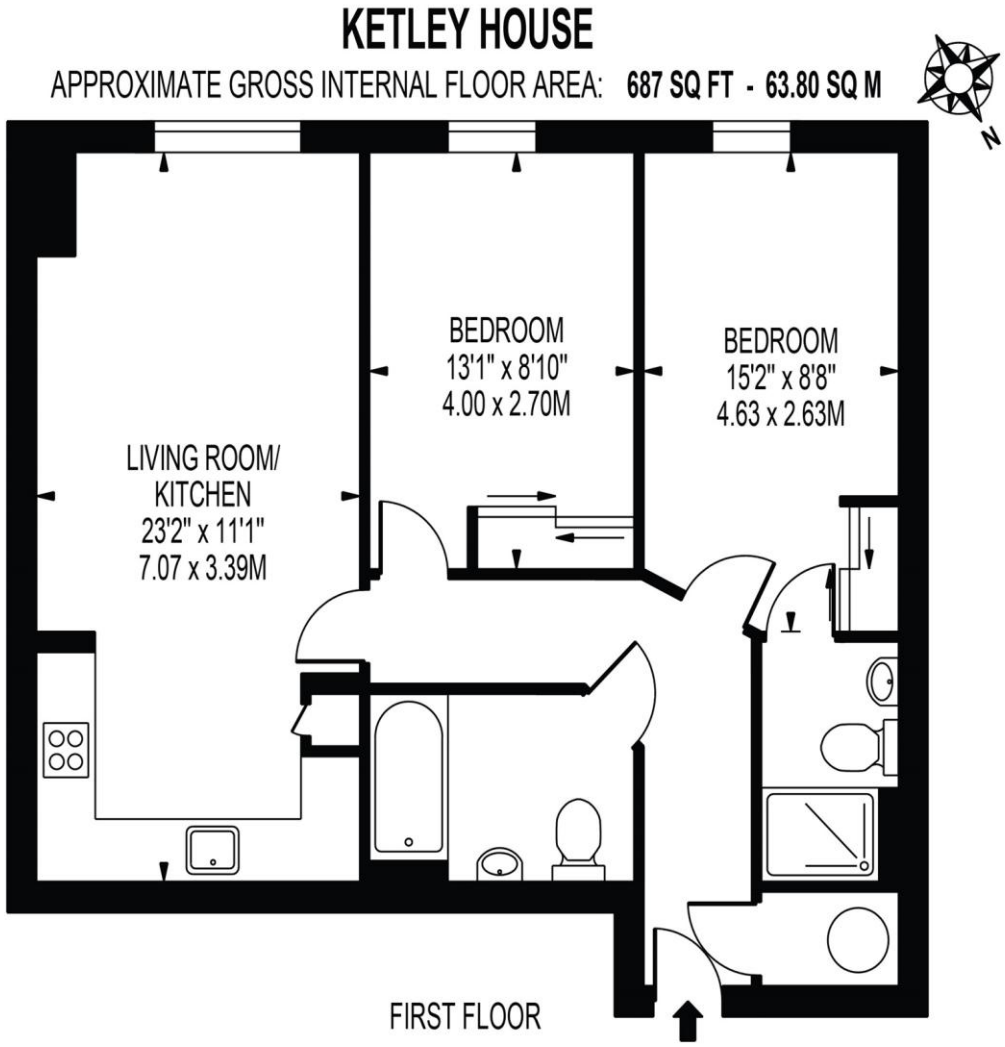












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ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

A spacious two double bed, two bathroom flat located on the first floor of this purpose built development, offering pleasant views of the river Wandle & beyond. The flat comes with a communal terrace and private parking.

Both bedrooms have space for double beds and have built-in storage cupboards. The main bedroom has an en-suite shower room and there is also a separate family bathroom. The kitchen contains all the latest mod cons and it is open plan to the living room which has plenty of space for a dining table. The property has access to a communal roof terrace, a lift and a private parking space in a secure gated area which also has a bike storage unit.

The local area has a lot to offer with Southside shopping centre nearby, King George's Park across the road and the Ram Quarter close too.

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Ketley House, Garratt Lane, London

- Two Double Bedrooms, Two Bathrooms
- Open-plan Living Room / Kitchen
- Private Car Park Space and Bike Storage
- Communal Roof Terraces
- Front Door Security with Fob/Code Entry System
- Close to Southside Shopping Centre & King George's Park

Tenure: Leasehold EPC Rating: C
Council Tax Band: E Service Charge: 3000.00
Ground Rent: 600.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Dec 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£425,000









Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAR105445

The Property Ombudsman

Property Ref:
EAR105445 - 0003

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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