

AWESOME AGENTS

TO LET

GARRATT LANE

Three-bedroom maisonette with garden

£3,200 pcm

London SW17 · Approx. 882 sq ft / 81.9 sq m

TO LET

£3,200 per calendar month

Welcome to Garratt Lane, SW17.

With its living space opening onto the garden and all three bedrooms upstairs, this maisonette on Garratt Lane offers a clear separation between daytime living and sleeping accommodation. Extending to approximately 882 sq ft, it combines neutral interiors with two shower rooms and a separate WC.

Key features

- Three-bedroom maisonette over ground and first floors
- Approx. 882 sq ft / 81.9 sq m
- Open-plan kitchen/reception opening onto the garden
- All three bedrooms on the first floor
- En-suite shower room to the principal bedroom
- Ground-floor shower room and separate WC
- Fitted kitchen with oven, gas hob and extractor
- Rear garden with lawn and paved patio

Living Space & Kitchen

The ground-floor kitchen/reception room extends to approximately 20'2" × 9'3" (6.14 × 2.81m). Wood flooring runs through the room, and glazed double doors at the rear bring in natural light and open onto the paved garden terrace.

The kitchen has light-coloured cabinetry with contrasting dark worktops and splashbacks, and a window above the sink. An integrated oven, gas hob and extractor are fitted. Beyond the kitchen, the reception area has space for seating and a dining table overlooking the garden.









Bedrooms

All three bedrooms are on the first floor, finished with neutral walls and grey carpeting.

The principal bedroom measures approximately 16'6" × 9'2" at its maximum points (5.06 × 2.80m) and has its own en-suite shower room.

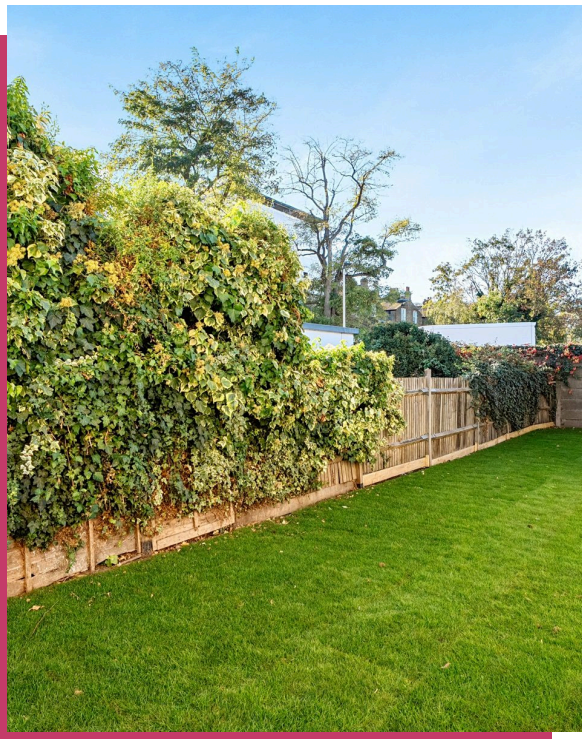
At the front of the property, the second bedroom measures approximately 15'1" × 11'5" (4.59 × 3.48m), with two windows bringing in natural light.

The third bedroom measures approximately 11'5" × 9'7" (3.48 × 2.92m), a further separate bedroom alongside the two larger rooms.

Shower Rooms & WC

The en-suite has an enclosed shower, washbasin, WC and heated towel rail, with light marble-effect wall tiling.

On the ground floor, a second shower room is finished in large-format grey tiles with a glass shower enclosure, washbasin and heated towel rail. There is also a separate WC with washbasin.



Outside Space

Double doors lead from the kitchen/reception room to a paved patio and rear garden, with room for outdoor seating and dining. The garden has a lawn, established greenery and fenced boundaries, and measures approximately 39'7" × 15'9" (12.11 × 4.81m).

Location

The property is on Garratt Lane, London SW17, with its entrance at street level and internal stairs to the bedrooms.

The maisonette adjoins a ground-floor commercial unit, which we understand is due to open as a coffee shop in January 2027. Please ask us for details of the proposed use and opening hours.

Tooting station, with Thameslink rail services, is under 5 minutes away.



Arrange a Viewing

If you like what you see, get in touch to book a viewing or to ask us anything before you do.

Call our lettings team direct on **020 7046 0114** or visit **awesomeagents.co.uk**.

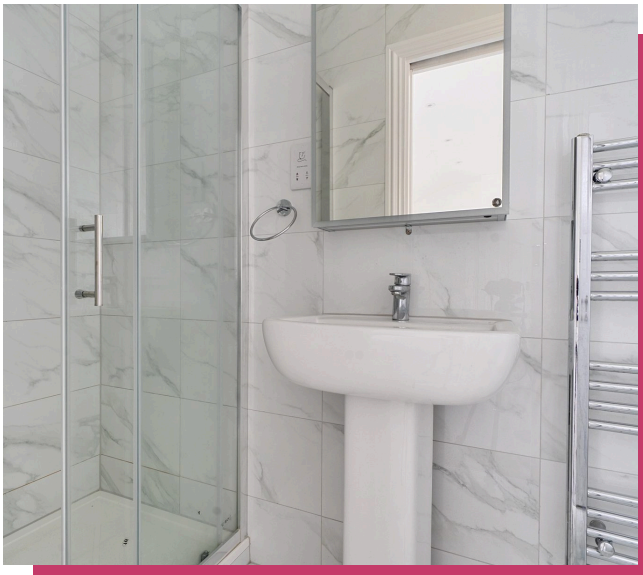
How to apply

Once you have viewed, we will send you a short application form. Offers are subject to referencing and right-to-rent checks, and a holding deposit of up to one week's rent (£738) may be requested to reserve the property.

Practical information

Property type	**Maisonette (ground and first floors)**
Bedrooms	**3**
Bathrooms	**2 shower rooms (1 en-suite) + separate WC**
Internal area	**Approx. 882 sq ft / 81.9 sq m**
Outside space	**Private rear garden (lawn and patio)**
Rent	**£3,200 per calendar month**
Deposit	**£3,692 (5 weeks' rent)**
Available from	**9 November 2026**
Furnishing	**Unfurnished**
Council tax band	**D**
EPC rating	**C**
Pets	**By arrangement**
Broadband	**Ultrafast available, up to 1,800 Mbps download / 1,000 Mbps upload**
Adjoining property	**Ground-floor commercial unit, due to open as a coffee shop in January 2027**

Permitted payments only, in line with the Tenant Fees Act 2019.







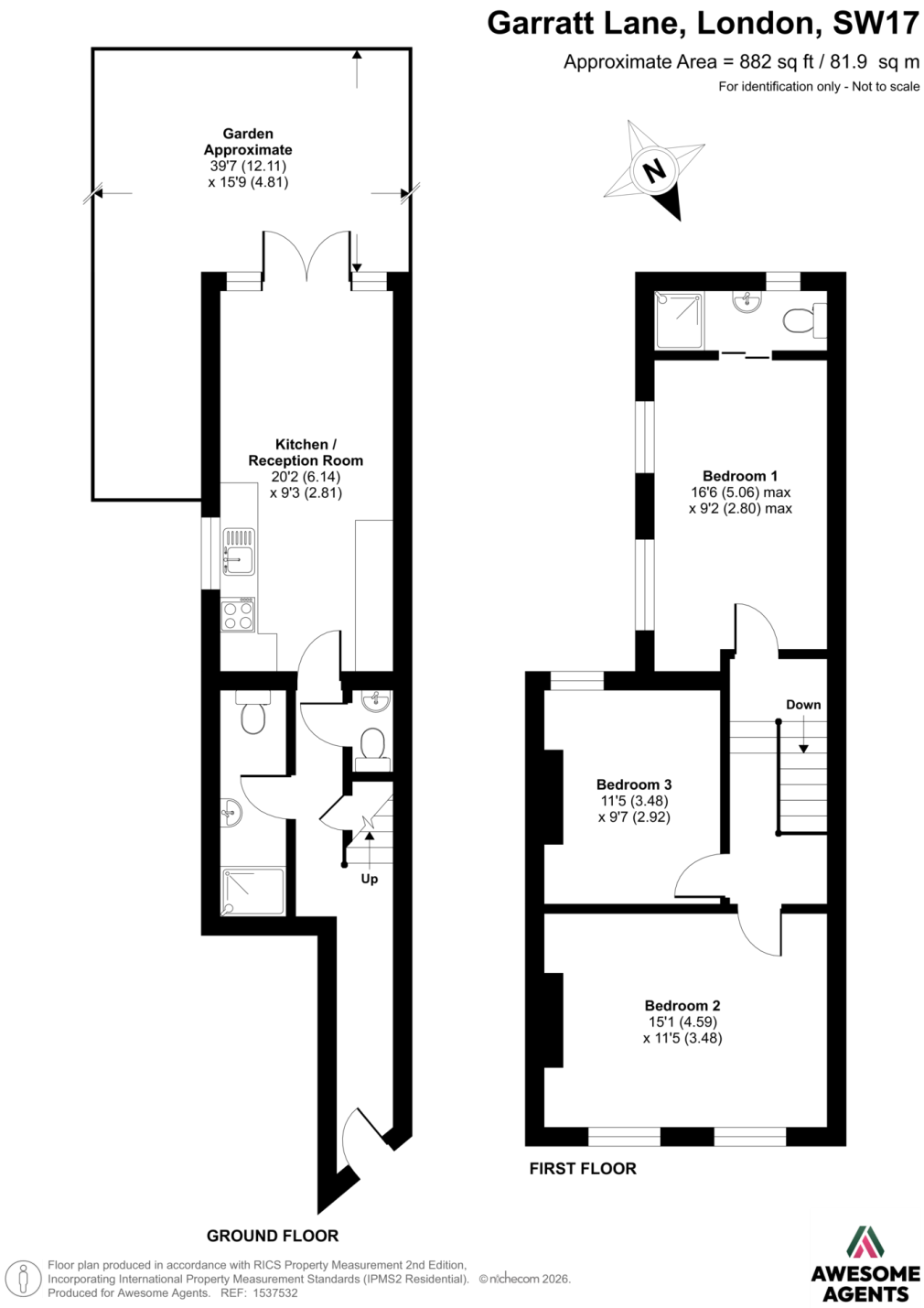








Floor plan



Floor plan for illustration only; not to scale. All measurements are approximate and taken from the supplied floor plan. EPC rating: C.







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These particulars are a general guide and do not form part of any contract. Measurements are approximate. Photographs show the property at the time of marketing; furnishings may not be included.