



Garrick Close  
London, SW18

CHESTERTONS





A three bed freehold house at over a 1000sqft, benefiting from a dine in kitchen, large reception room, conservatory and a driveway for off street parking and an east facing garden.

This is a perfect starter home with scope to create and open plan living space and extend further.

Garrick Close is a quiet road conveniently located moments from Wandsworth Town station and Clapham Junction station, the restaurants and shops of St Johns hill and the open green spaces of the verdant Wandsworth common.

- Freehold
- 3 beds
- Off street parking
- Chain free
- Close to stations
- Close to Wandsworth Common

Asking Price £700,000

Energy Efficiency Rating		Current	Potential
90-100	A		82
81-89	B		
72-80	C	72	
69-71	D		
55-68	E		
49-54	F		
35-48	G		
1-34			

Not energy efficient - higher running costs

EU Directive 2002/91/EC

**Tenure:** Freehold

**Local Authority:** London Borough of Wandsworth

**Council Tax Band:** D

*Chestertons Wandsworth Sales*

47 East Hill  
London  
SW18 2QE

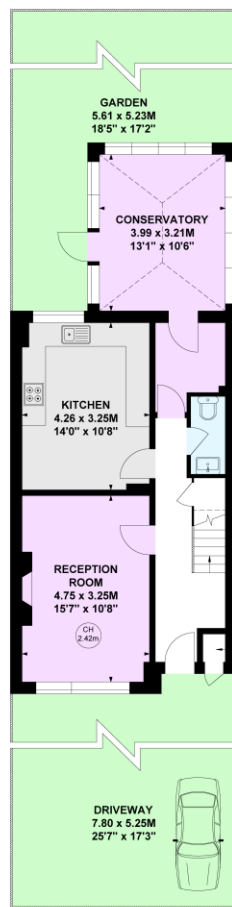
wandsworth@chestertons.co.uk

0208 104 7530

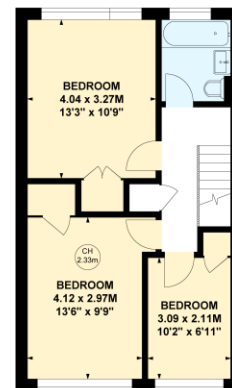
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## Garrick Close, SW18

Approximate gross internal area  
**107.60 sq m / 1158 sq ft**  
 (Including Store)  
 Store  
**0.40 sq m / 4 sq ft**



Key :  
 CH - Ceiling Height



First Floor

Ground Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
 All measurements and areas are approximate only

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