



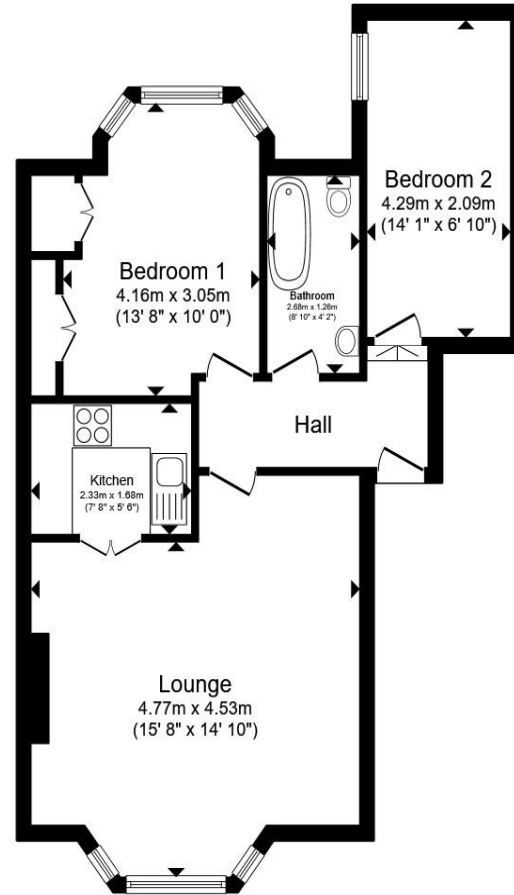
Garratt Lane, London SW17 0LX

welcome to

Garratt Lane, London

A lovely two double bedroom flat arranged on the raised ground floor of this period conversion.





Upper Ground Floor



A lovely two double bedroom flat arranged on the raised ground floor of this period conversion.

The property, which is presented to a high standard, benefits from a wealth of character, superb reception room with fantastic ceiling height, an ornate fireplace and majestic bay windows to both the front and rear with an abundance of natural light. Further benefits include a newly fitted kitchen, contemporary bathroom and large communal rear garden which is laid to lawn. The exterior of the building has recently been updated. The property comes with a share of the freehold.

Located on Garratt Lane, the property lies within close proximity of both Earlsfield and Tooting and the popular amenities on Plough Lane.

Local parks include Wandsworth Common, Garratt Green and the newly opened Springfield Park. Excellent rail links are provided by Earlsfield mainline station (direct trains to Clapham Junction and Waterloo) and Tooting Broadway underground (Northern line).

Total floor area 56.3 m² (606 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Garratt Lane, London

- Raised Ground Floor Period Conversion
- Two Double Bedrooms
- Impressive Reception Room
- Large Communal Garden
- Share of Freehold

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 3290.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£475,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/EAR105340](https://www.barnardmarcus.co.uk/Property/EAR105340)



Property Ref:
EAR105340 - 0005

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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 8879 7222



Earlsfield@barnardmarcus.co.uk



525 Garratt Lane, London, SW18 4SR



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)