



Garratt Terrace, London SW17 0QE

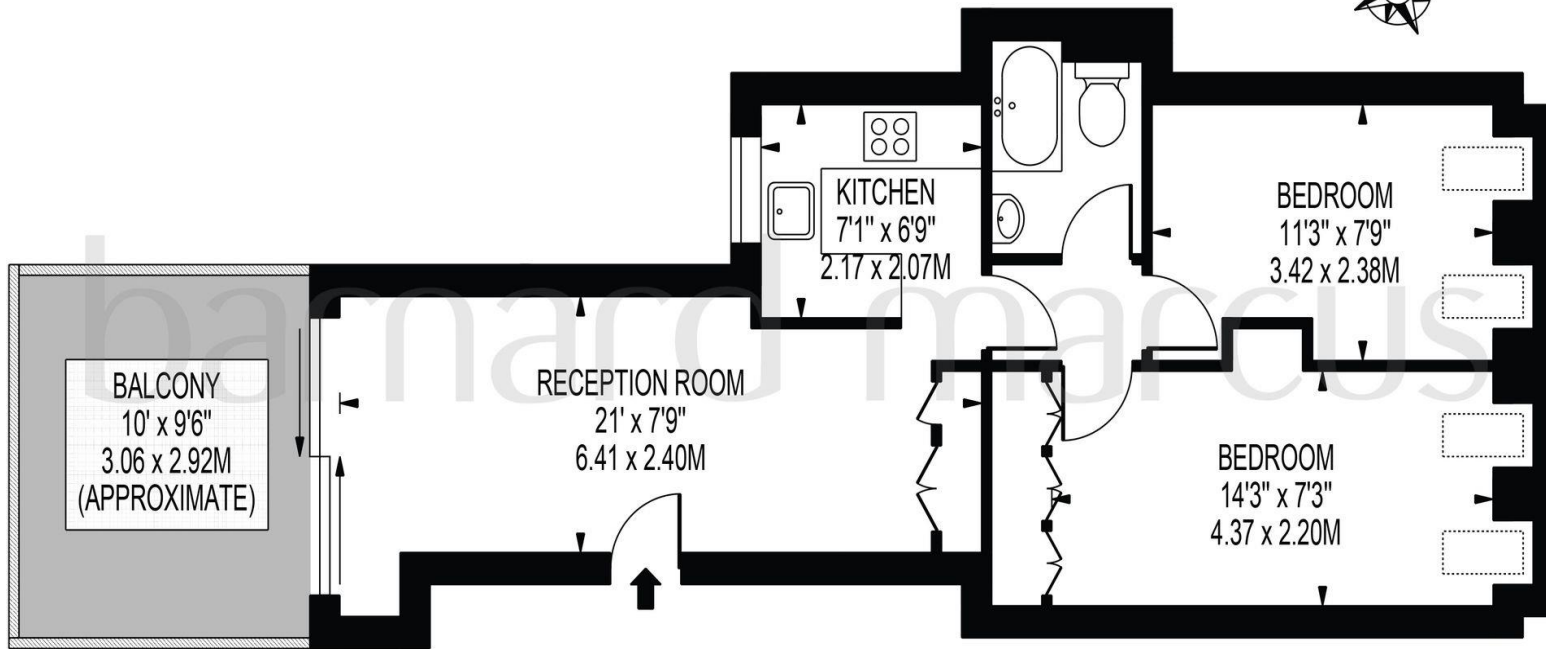
Welcome to **Garratt Terrace, London**

A beautifully bright and desirably located two-bedroom first floor conversion flat, presented in immaculate condition throughout on Garratt Terrace. As locations go, this flat could not be better placed for access to Tooting Broadway Tube, St George's Hospital and all of Tooting's trendy bars, restaurants and shops. The flat is spread across the entire first floor of a substantial period building and features a large double bedroom, stunning contemporary bathroom, open plan reception and a modern fitted kitchen. This property was newly converted 5 years ago with all new windows throughout the property, appliances, fixtures & fittings are all recently put in. This property is being sold CHAIN FREE!!! In our opinion, this gorgeous flat would make an ideal first time or buy to let purchase and as such, we highly recommend early internal inspection to avoid missing out!



GARRATT TERRACE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 488 SQ FT - 45.30 SQ M



SECOND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
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.

Welcome to

Garratt Terrace, London

- Two double bedrooms
- Contemporary decor throughout
- Juliette Balcony off the open plan lounge/kitchen
- Family bathroom
- Prime location for transport links Tooting Broadway Northern line

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 250.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Dec 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£475,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/TTG108972



Property Ref:
TTG108972 - 0014

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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