

# C JAMES & CO - TOOTING

SALES AND LETTINGS SPECIALISTS



**890 Garratt Lane, London, SW17 0NB**

**£700,000**

Offered for sale is whole freehold building. To include a shop/retail unit on the ground floor with small Studio to the rear and a two bedroom flat on the first floor.

There is a rear garden that is able to be extended into. Previous planning was granted for three one bedroom flats retaining the commercial aspect in its entirety. A neighbouring property has taken the majority of the shop to enhance the size of the residential flat making the flats two ,two bedroom apartments and a one bedroom apartment whilst retaining a small retail area.

Located on Garratt lane SW17, It is an easy walk to the Tooting Broadway 24 hour Northern line tube and all the amenities the area has to offer



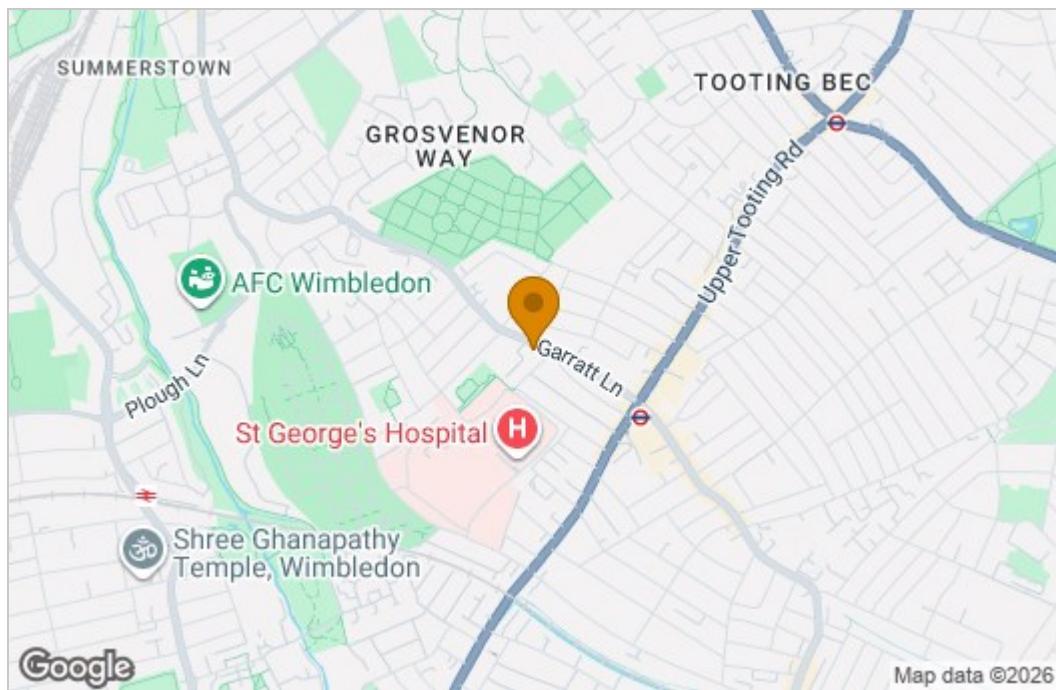
## Floor Plan



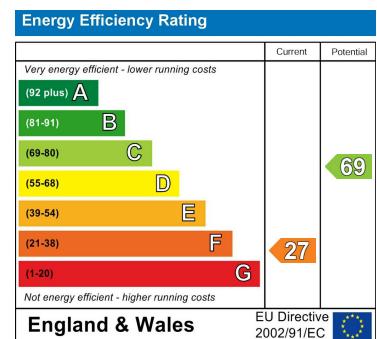
Total area: approx. 52.4 sq. metres (564.1 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only.  
All efforts have been made to ensure its accuracy at time of print.  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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