



barnard marcus

**Garratt Lane, London SW18 4DH**



**welcome to**

## **Garratt Lane, London**

A beautifully presented large one-bedroom apartment on the fifth (top) floor of this sought-after development in the heart of Wandsworth, with a Juliet balcony overlooking the River Wandle.

The bright open-plan living, kitchen and dining space benefits from large windows and excellent natural light. There is a well-proportioned double bedroom, modern bathroom and a useful utility cupboard. Residents enjoy lift access, secure bike storage and attractive communal private gardens by the river.

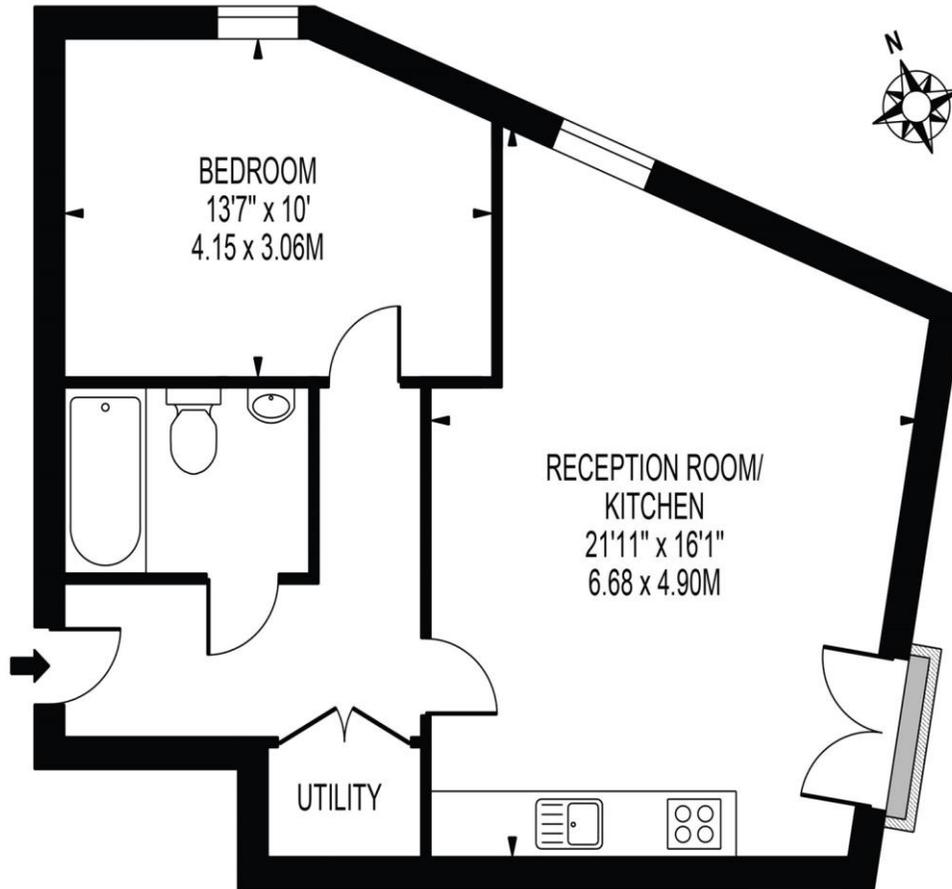
Further highlights include an exceptionally long lease (approx. 976 years remaining), and a resident parking permit for surrounding controlled roads (a valuable advantage in this central location) is available to purchase from Wandsworth Council.

Ideally positioned moments from Southside Shopping Centre, close to the open spaces of King George's Park and within walking distance of Wandsworth Town railway station providing direct links to London Waterloo and the West End.



# GARRATT LANE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 557 SQ FT - 51.76 SQ M



FIFTH 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 Lane, London

- Spacious Fifth (Top) Floor with Excellent Natural Light
- Juliet Balcony with River Views
- Lift & Secure Bike Storage
- Attractive Communal Gardens
- Approx. 976-Year Lease
- Resident Parking Permit for Local Roads (to purchase from Wandsworth Council)

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 2192.00 Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Aug 2022. 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

**£375,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EAR105330](https://barnardmarcus.co.uk/Property/EAR105330)



Property Ref:  
EAR105330 - 0002

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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.



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