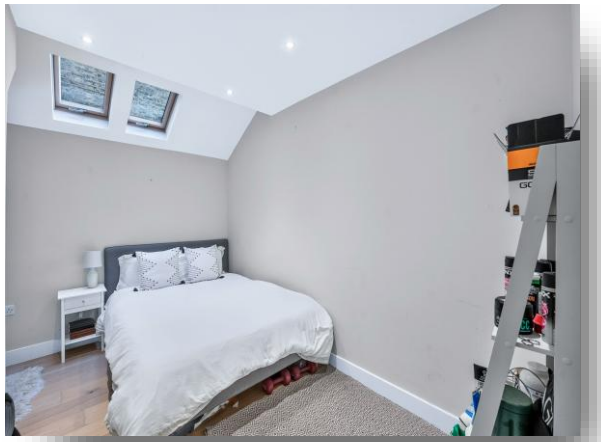
Garratt Lane, London SW18 4SU

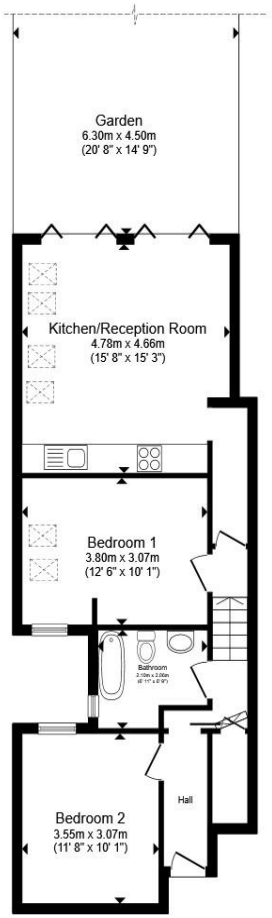
barnard marcus

welcome to

Garratt Lane, London

A beautifully presented two double bedroom, ground floor garden flat, ideally located for easy access to nearby Earlsfield Station as well as the amenities of Garratt Lane.





Ground Floor

A beautifully presented two double bedroom, ground floor garden flat, ideally located for easy access to nearby Earlsfield Station.

The property offers stylish and well-proportioned accommodation, including a bright open plan kitchen living space with ample room for a dining table, two double bedrooms and recently renovated bathroom. From the living space you have direct access through bifold doors onto the nicely landscaped private garden with patio and surrounding planters.

The property is entirely set over the rear portion of an impressive period property creating a quiet and secluded atmosphere while also benefiting from easy access to all the amenities of the High Street location.

Total floor area 62.1 m² (668 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

barnard marcus

welcome to

Garratt Lane, London

- Two Double Bedroom Flat Set Entirely at the Back of the Building
- Open-plan Kitchen / Living / Dining Space
- Private Landscaped Garden
- Period Conversion
- Easy Access to Amenities of Garratt Lane & Earlsfield Station

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1900.00 Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 2013. 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

£635,000

Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAR105429

The Property Ombudsman

Property Ref:
EAR105429 - 0009

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

020 8879 7222

Earlsfield@barnardmarcus.co.uk

525 Garratt Lane, London, SW18 4SR

barnardmarcus.co.uk

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.