

# C JAMES & CO - TOOTING

SALES AND LETTINGS SPECIALISTS



**782 Garratt Lane, London, SW17 0LZ**

**£2,400**

Situated on Garratt Lane in the vibrant heart of Tooting, this splendid flat offers a perfect blend of comfort and convenience. Spanning an impressive 829 square feet, the property boasts three generously sized double bedrooms, making it an ideal choice for families or professionals seeking ample living space.

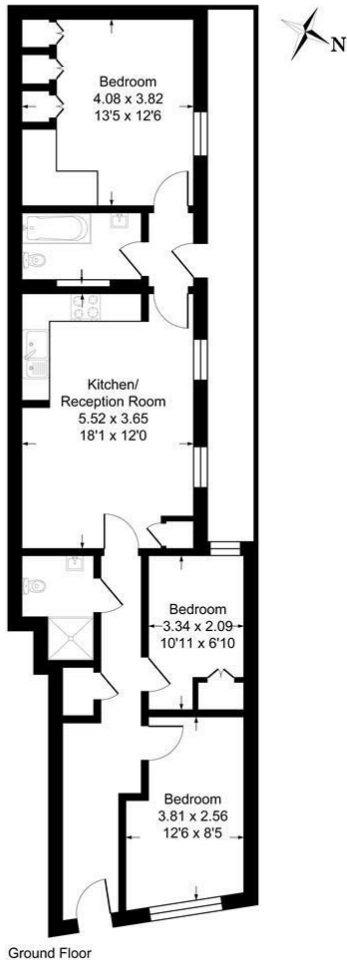
The flat features a open plan kitchen / reception room, perfect for relaxation or entertaining guests. With two well-appointed bathrooms, morning routines will be a breeze, ensuring that everyone has their own space when needed.

One of the standout features of this property is its proximity to Tooting Broadway, which provides a wealth of local amenities, including shops, cafes, and restaurants. Additionally, the excellent transport links in the area make commuting into central London effortless, allowing you to enjoy the best of city living while returning to a peaceful retreat.



Floor Plan

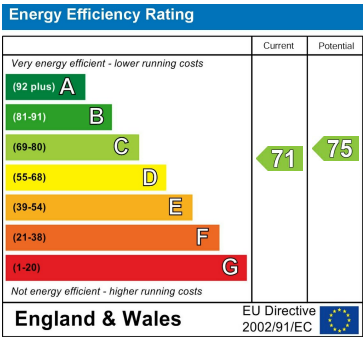
782 Garratt Lane, London SW17 0LZ  
Approximate Gross Internal Area = 87 sq m / 941 sq ft



Area Map



Energy Efficiency Graph



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