



LUKE TUBB

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07474 207 457

Garratt Lane, London, SW17

£1,350PCM (Deposit: £1,557)

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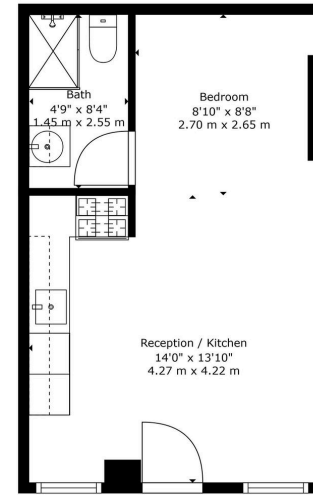
Tax Band: C Furnished: Not Specified

**\*\*\*PLEASE QUOTE LT0751 FOR ALL ENQUIRIES\*\*\***

### **Modern Studio Apartment with South-Facing Aspect in Vibrant Location**

Located on sought-after Garratt Lane, SW17, this well-presented studio apartment offers a contemporary lifestyle in the heart of Tooting. Spanning 316 sqft, this bright and airy property is perfect for city commuters and professionals working from home seeking a prime location and is available immediately.





TOTAL: 316 sq. ft, 29 m<sup>2</sup>  
For Illustrative Purposes Only. Confirm Measurements Prior To Making Any Decision.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.