



GARRATT TERRACE, SW17

£450,000

- Second Floor Victorian Conversion
- Stylishly Presented Throughout
- Open Plan Kitchen / Lounge
- 2 Double Bedrooms
- Modern Family Bathroom
- Private Roof Terrace





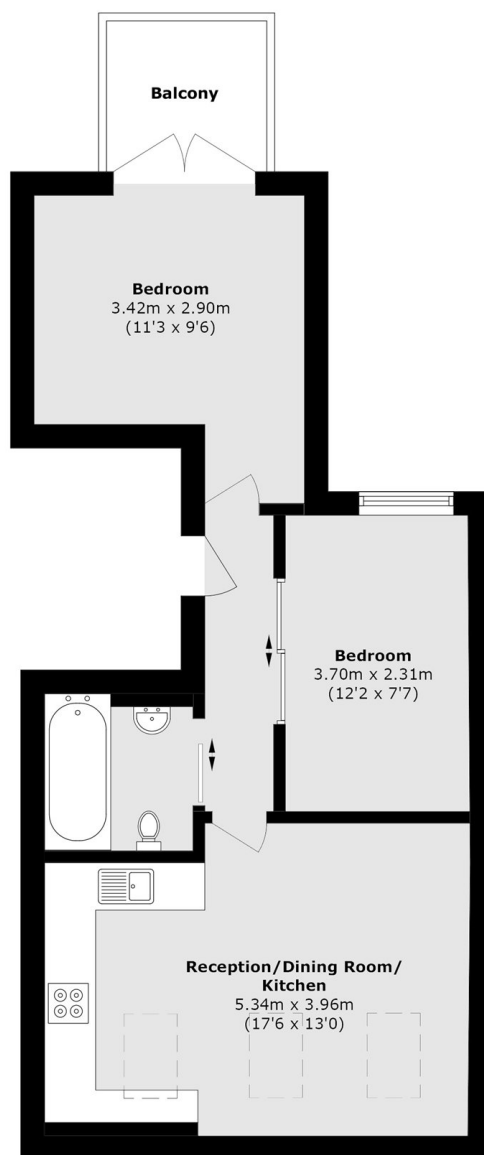
ABOUT THE HOME

A spacious and stylishly presented 2 double bedroom second floor Victorian conversion flat. Located on Garratt Terrace a popular enclave road in the heart of Tooting Broadway. Being within moments of the Northern Line tube station. Internally the property nears 50sqm and comprises; A spacious open plan kitchen / living space. With a modern fitted kitchen and integrated appliances. Two spacious double bedrooms with the principal bedroom providing access to a south facing roof terrace. Lastly a well appointed and fully tiled family bathroom with shower over the bath. The property further benefits from a 999 year lease and is in the process of acquiring a share of the freehold.

Garratt Terrace is enviably located due to easy access to excellent transport links. The array of local Gastro pubs, bars and restaurants all on your doorstep. As well as the café culture along Garratt Lane and Mitcham Road. The popular and vibrant Tooting Broadway market is also within minutes of your front door.







Total area (approx.): 49.0 sq. m (527.4 sq. ft)

Balcony area (approx.): 3.8 sq. m (40.9 sq. ft)

JACKSONS TOOTING

3 Upper Tooting Road, London,

SW17 7TS

Sales: 020 8487 3175

Lettings: 020 8487 3176

Energy Rating: We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.