



barnard & marcus

**Garratt Lane, London SW17 0NP**



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**welcome to**

## **Garratt Lane, London**

A lovely two bedroom, first floor apartment, located close to Earlsfield Mainline Station (0.6m).

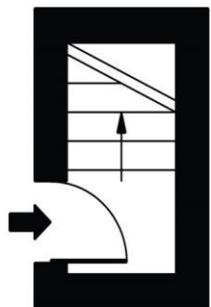
This contemporary apartment offers a bright living room with space for a dining area, a separate kitchen with dual aspect, one double bedroom, a single bedroom and a bathroom.

Located on Garratt Lane, the property is within close proximity of the many coffee shops, bars and restaurants in Earlsfield. Local parks include Springfield Park and Garratt Park. Transport links include Earlsfield mainline station with trains direct to Clapham Junction and Waterloo, as well as several bus routes taking you to Victoria, Putney and Waterloo stations. Tooting underground station (Northern Line) is 0.9m away.

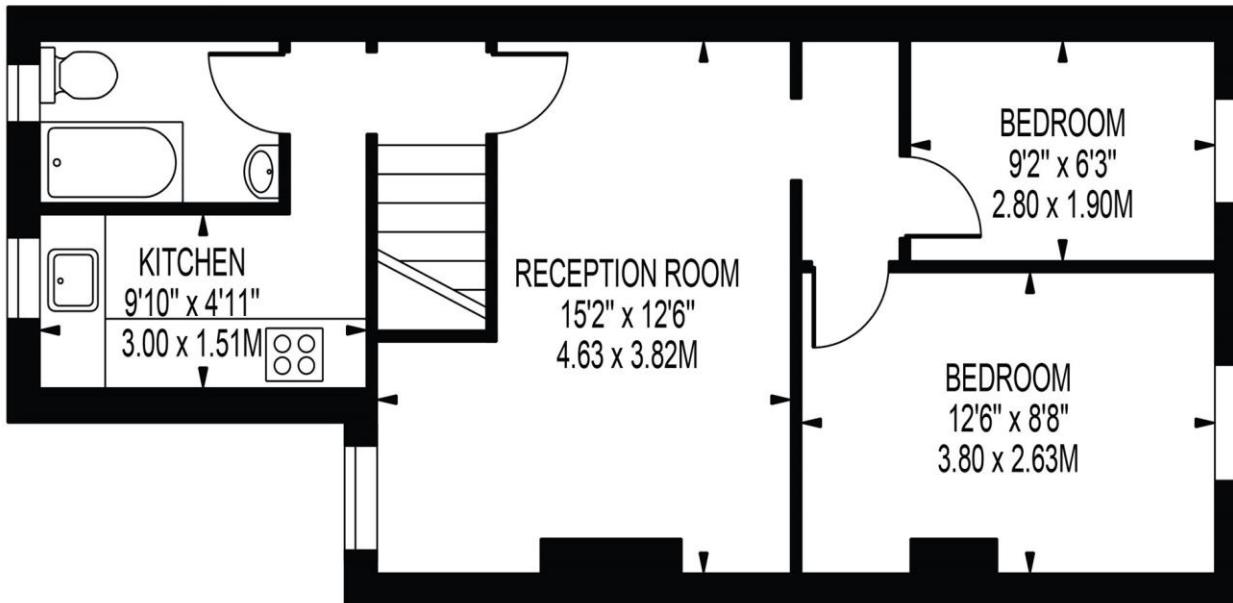


# GARRATT LANE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 503 SQ FT - 46.72 SQ M



GROUND FLOOR  
ENTRANCE



FIRST 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

- Living / Dining Room
- Two Bedrooms
- Bright and Airy
- Close to Springfield and Garratt Park
- Located between Earlsfield and Tooting Broadway

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 80.00

Ground Rent: 600.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Mar 2007.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

# £375,000



**view this property online** [barnardmarcus.co.uk/Property/EAR105059](http://barnardmarcus.co.uk/Property/EAR105059)

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.



Property Ref:  
EAR105059 - 0004

Please note the marker reflects the  
postcode not the actual property



**020 8879 7222**



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**barnardmarcus.co.uk**