



GARRATT LANE, SW17 0PB

Offers Over £300,000

A charming one-bedroom flat in desirable Earlsfield. This bright property boasts a double bedroom, a shower room, and a welcoming reception area complete with a feature fireplace and fitted storage. The kitchen is perfect for anyone who enjoys cooking. Located just a short walk from Earlsfield Station, which offers direct links to central London in under 15 minutes, this flat also benefits from close proximity to Garratt Lane, known for its charming independent shops, cosy cafes, and popular pubs like The Leather Bottle. The flat is situated near Garratt Park, providing plenty of green space for leisure and outdoor activities. No onward chain. Leasehold. EPC Rating: D. Council Tax Band: C.

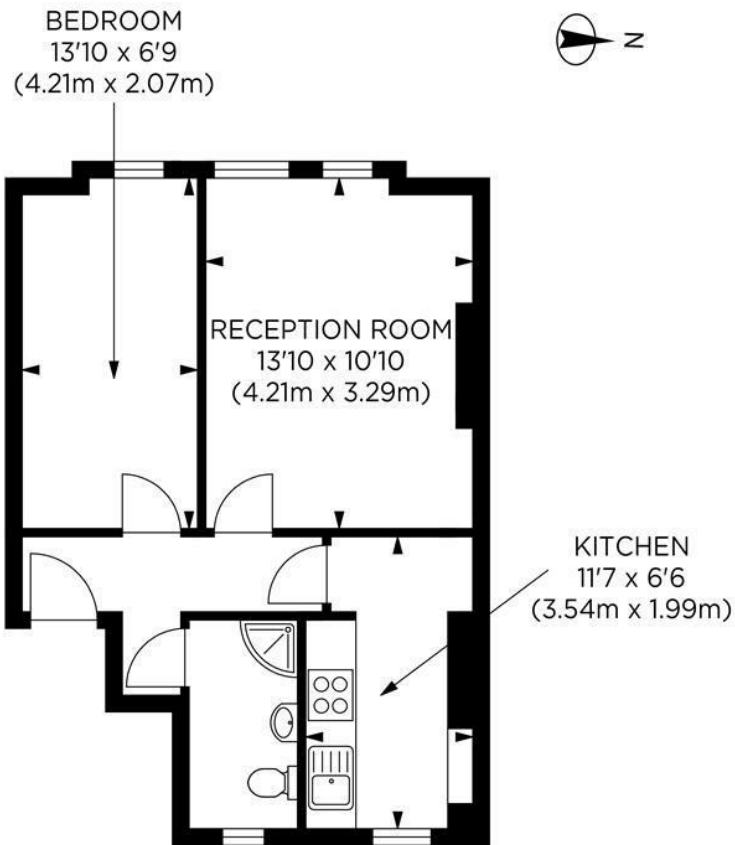


www.maalems.co.uk

Earlsfield & Wandsworth Office
344 Garratt Lane
Earlsfield, London SW18 4EL
T: 020 8875 9200
earlsfield@maalems.co.uk

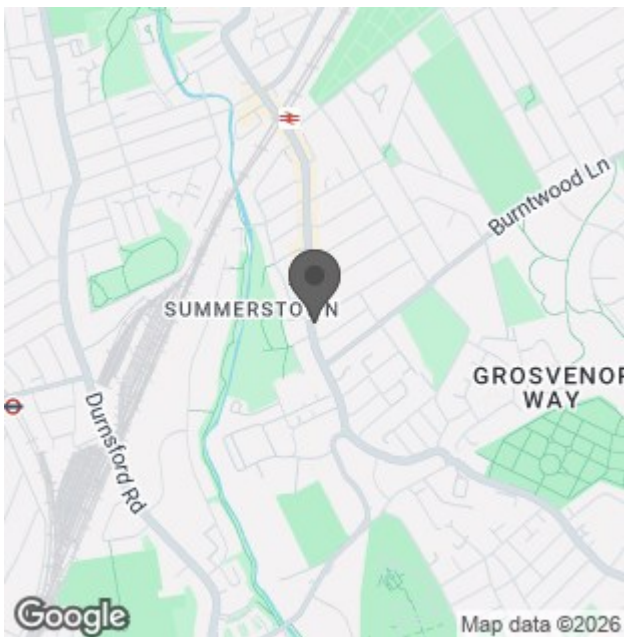
Registered in England & Wales No. 5585458





SECOND FLOOR

Garratt Lane, SW18
Gross Internal Area 398 sq ft/ 37 sq metres
©photosandfloorplans.com



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 68 | 77 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

For an instant or face to face valuation, please scan the QR code:







www.maalems.co.uk
 Earlsfield & Wandsworth Office
 344 Garratt Lane
 Earlsfield, London SW18 4EL
 T: 020 8875 9200
 earlsfield@maalems.co.uk
 Registered in England & Wales No. 5595458

