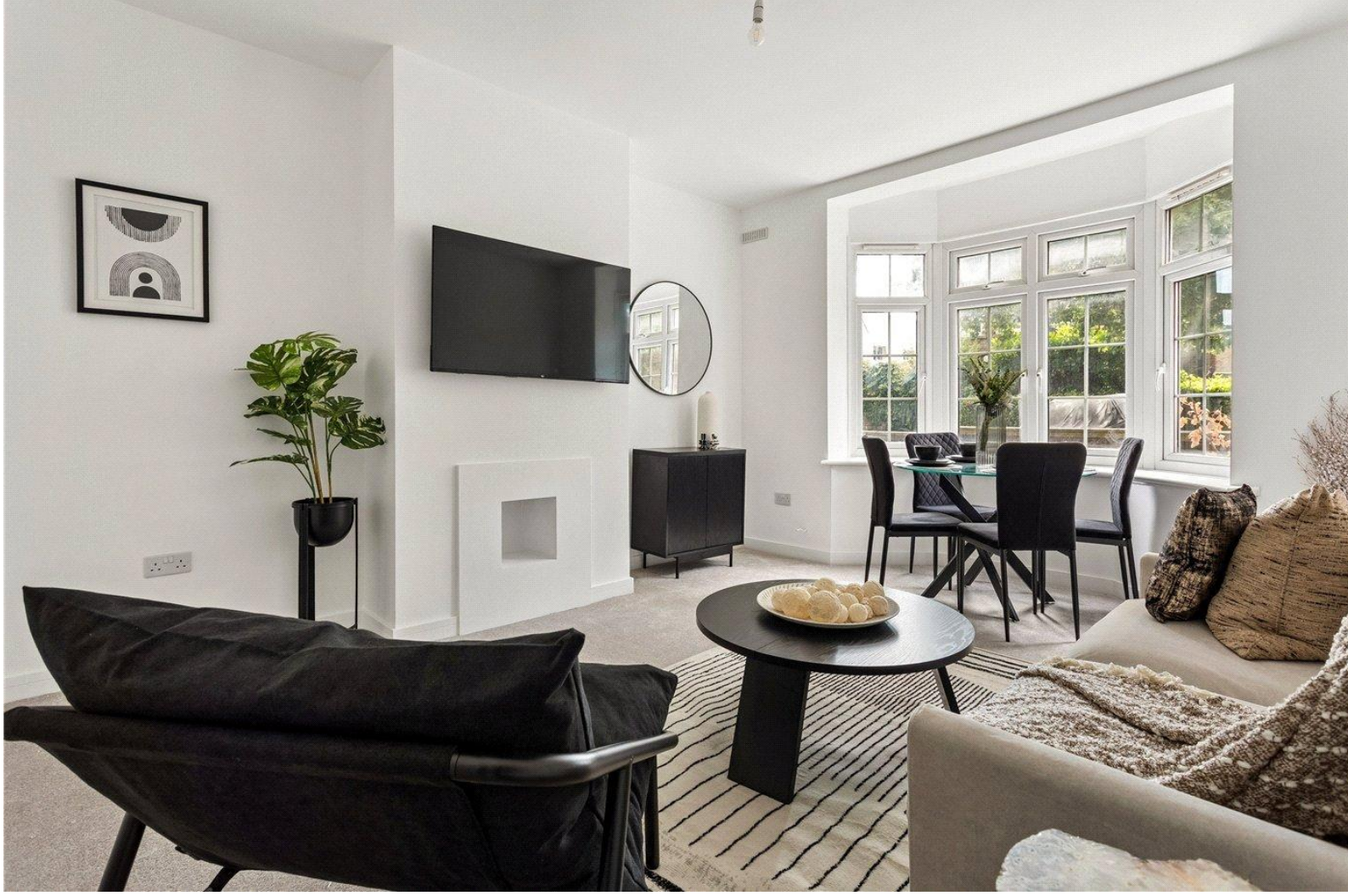

Bellamy House, London, SW17

2 1 1

£2,300 per month *Unfurnished*

A well-presented two-bedroom ground floor apartment set within Bellamy House on Garratt Lane, offering well-proportioned living accommodation.

KEY FEATURES

- Contemporary Apartment near Tooting Broadway
- Spacious Reception Room with Bay Window
- Access to Communal Grounds/Garden
- Council Tax: Wandsworth Local Authority - Band B
- Property Deposit: 5 Weeks Worth of Rent
- Holding Deposit: 1 Weeks Worth of Rent

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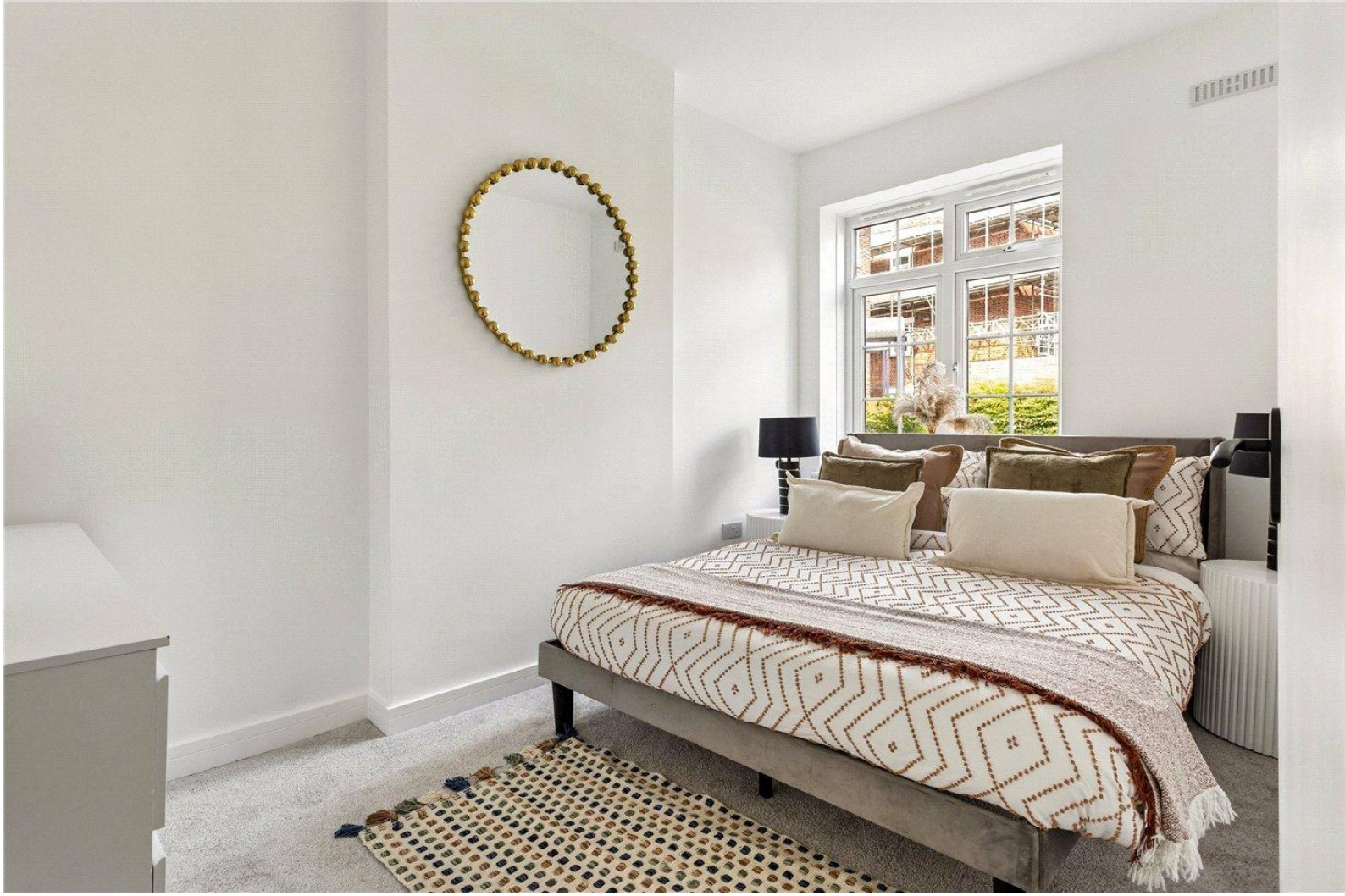


The property comprises a bright and spacious reception room, featuring a charming bay window and high ceilings which create a wonderful sense of space and allow plenty of natural light. There is a separate fitted kitchen with good storage and workspace, two well-proportioned bedrooms and a modern family bathroom.

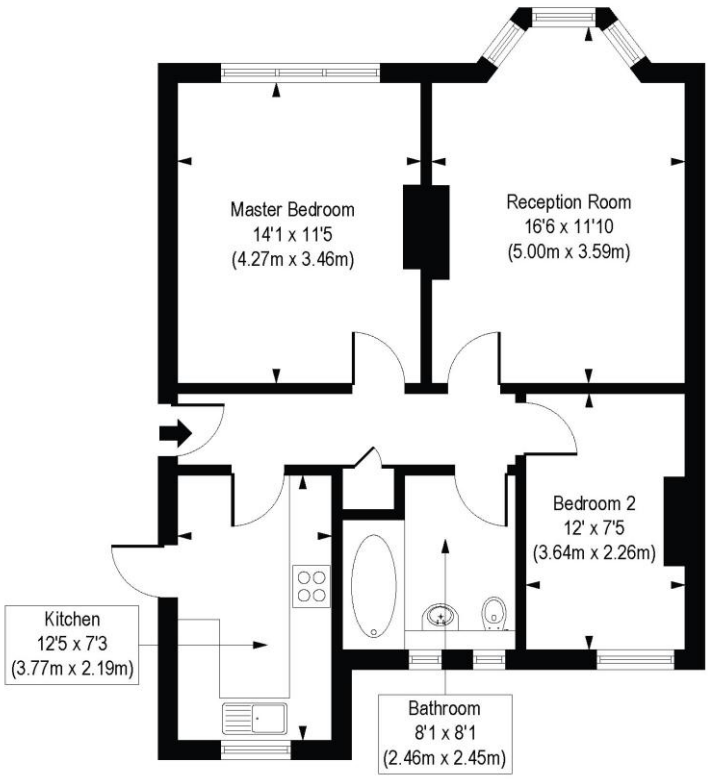
The principal bedroom is generously sized, while the second bedroom offers excellent flexibility and would work equally well as second bedroom or home office. The apartment benefits from a practical layout, attractive modern décor and excellent room proportions throughout.

Further benefits include a private front garden and access to communal grounds.

Bellamy House is ideally positioned for the amenities of Tooting, with a wide selection of cafés, restaurants, shops and everyday conveniences available along Garratt Lane and nearby Tooting High Street. Tooting Broadway Underground Station is also within easy reach, providing convenient access into central London, with a number of local bus routes serving the surrounding area.

Bellamy House, Garratt Lane, SW17

Approx. Gross Internal Floor Area 669 sq. ft / 62.18 sq. m



Ground Floor

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

MATERIAL INFO

Deposit: £2,653.85

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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