



GARRATT LANE, SW17
OIEO £350,000 LEASEHOLD

A ONE BEDROOM GROUND FLOOR FLAT WITH PRIVATE PATIO SPACE.

Tooting | 020 8767 5221 | tooting@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

This ground-floor one-bedroom flat features a spacious double bedroom with built-in wardrobes and fitted carpet. The hallway includes a convenient storage/utility cupboard, while the modern tiled bathroom boasts stylish fixtures and fittings. At the rear of the property, the open-plan kitchen and reception area provide direct access to a private patio space.

The local area benefits from excellent transport links, with Tooting Broadway Underground Station (0.3miles) nearby, providing easy access to central London.

Tooting Broadway is nearby and is a lively area known for its diverse range of amenities. Residents can enjoy a variety of restaurants, cafes, and bars, offering everything from international cuisine to traditional British pubs. The famous Tooting Market and Broadway Market provide a vibrant shopping experience with independent boutiques, street food vendors, and fresh produce stalls.

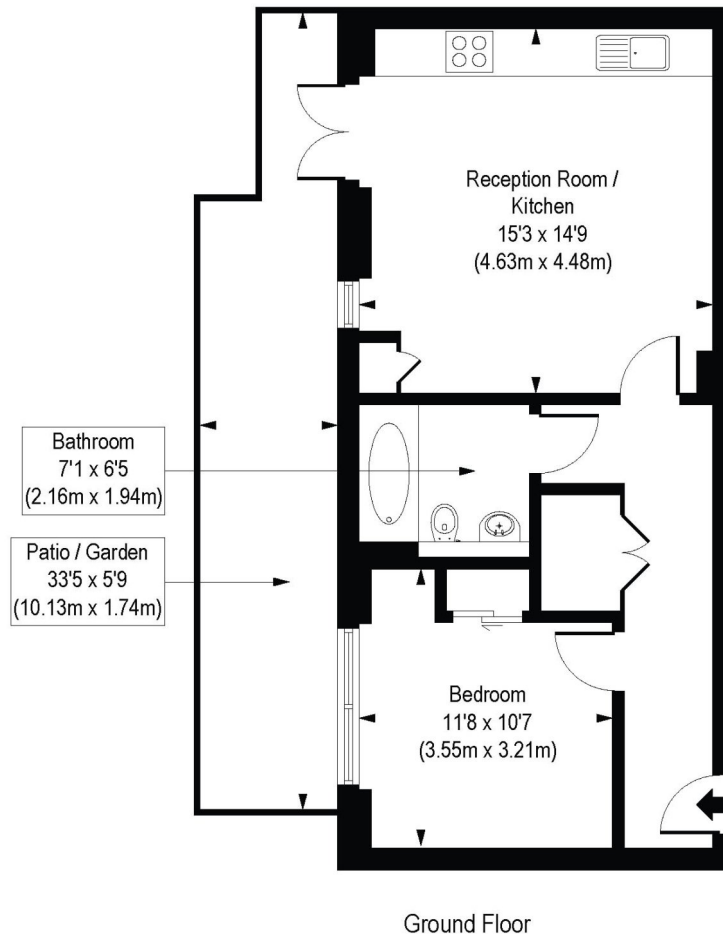
The area also boasts excellent leisure facilities, such as Tooting Leisure Centre, which features a gym, swimming pool, and fitness classes. Additionally, Tooting Common, with its open green spaces and the historic Tooting Bec Lido, offers a great spot for outdoor activities and relaxation.

Wandsworth Council Tax Band: C



Integra House, SW17

Approx. Gross Internal Floor Area 502 sq. ft / 46.68 sq. m



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.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Tenure: Leasehold

Term: 111 year and 10 months

Service Charge: £1102.8 per annum

Ground Rent: £ 303.8 Annually (subject to increase)

Council Tax Band:

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.

Winkworth

Tooting | 020 8767 5221 | tooting@winkworth.co.uk

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.