



GARRATT LANE, SW17  
**£325,000 LEASEHOLD**

## A ONE BEDROOM GROUND FLOOR FLAT WITH PRIVATE PATIO SPACE.

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### **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.

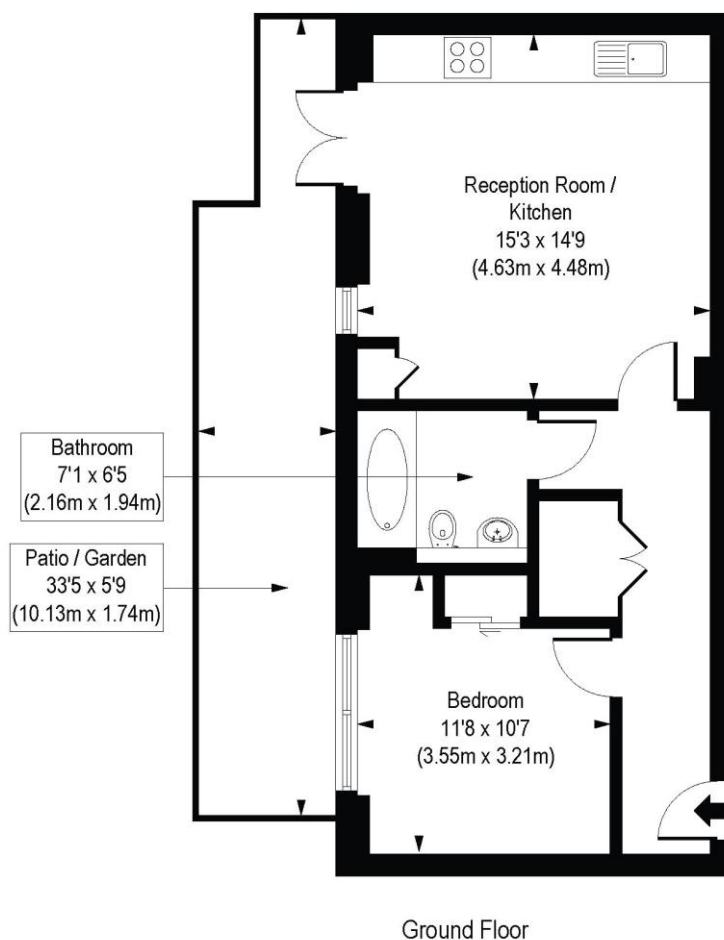
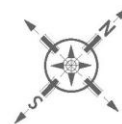
Wandsworth Council Tax Band: C





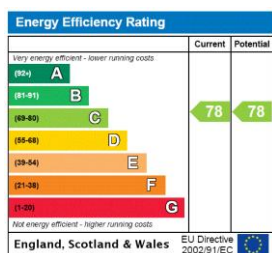
## Integra House, SW17

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.

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**Tenure:** Leasehold

**Term:** 0 year and 0 months TBC

**Service Charge:** £TBC per annum

**Ground Rent:** £TBC Annually (subject to increase)

**Council Tax Band:** C

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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