



GARRATT LANE, SW17  
**£350,000 LEASEHOLD**

## A ONE BEDROOM GROUND FLOOR FLAT WITH OUTDOOR SPACE AND OFF-STREET PARKING.

Tooting | 020 8767 5221 | [tooting@winkworth.co.uk](mailto:tooting@winkworth.co.uk)

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## DESCRIPTION:

The generously sized double bedroom is carpeted and includes a double-glazed window, offering both comfort and quiet. The bathroom is stylishly half-tiled and comprises a three-piece suite, tiled flooring, and a heated towel rail for added convenience. Additional features include underfloor heating throughout, an allocated underground secure car parking space, and access to communal outdoor space in addition to the private patio—offering further opportunities to enjoy the outdoors.

The property is ideally situated for easy access to St George's Hospital and the bustling amenities of Tooting High Street, which features an array of supermarkets, independent shops, cafes, bars, and restaurants. The popular Tooting Market, known for its diverse street food and lively atmosphere, is also nearby.

With excellent transport links, including Tooting Broadway Tube Station (Northern Line) (0.4 miles) and several bus routes, residents can reach central London with ease. The area also benefits from proximity to green spaces such as Wandsworth Common and Tooting Bec Common, offering opportunities for outdoor activities and relaxation.

The neighbourhood has a thriving community atmosphere, with a mix of professionals, families, and young creatives. A variety of leisure facilities, including gyms, yoga studios, and cultural venues, contribute to the area's appeal, making Deepak House an attractive choice for those seeking modern city living with excellent local amenities.

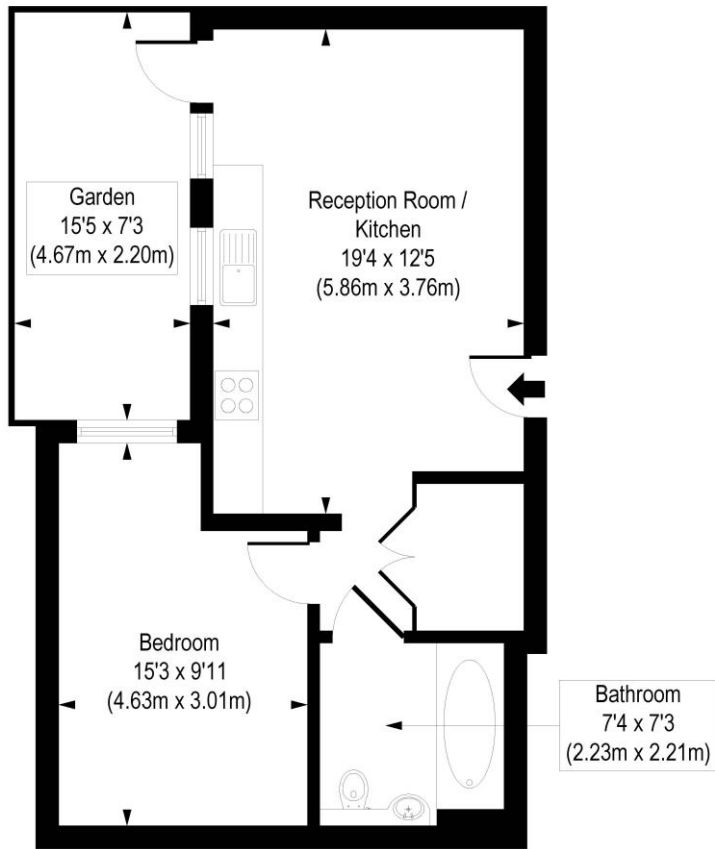
Wandsworth Council Tax Band C





# Deepak House, SW17

Approx. Gross Internal Floor Area 477 sq. ft / 44.34 sq. m



First 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.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold

**Term:** 115 year approx..

**Service Charge:** £2300 per annum

**Ground Rent:** £ 250 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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