



GARRATT LANE, SW17  
**£400,000 SHARE OF FREEHOLD**

**Winkworth**



## GARRATT LANE, SW17

In an enviable location just 0.1miles from Tooting Broadway tube, positioned on the second floor of this imposing period building is a two-bedroom apartment boasting two bathrooms, one of which is an en-suite to the master bedroom, kitchen and a large living room with space for a dining table. With skylights around the property this flat offers fantastic light throughout. The property has wooden floors throughout and benefits from a front driveway, parking space.

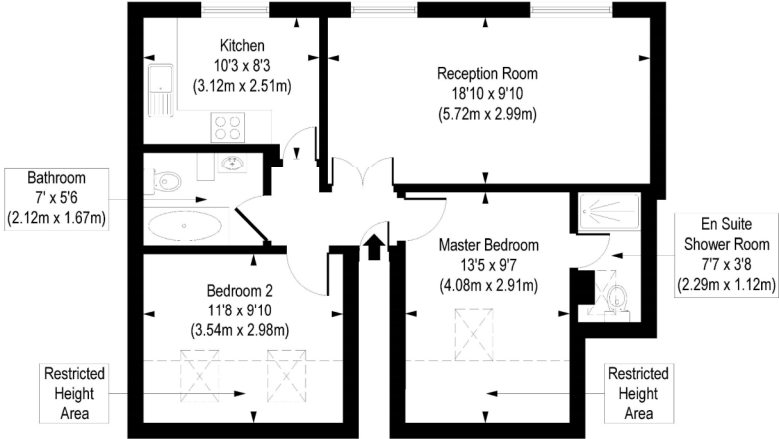
As well as being brilliantly situated for access to Tooting Broadway Tube, it is also within extremely close proximity to St Georges Hospital and Tooting High Street's varied array of amenities.





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Approx. Gross Internal Floor Area 628 sq. ft / 58.33 sq. m (Including Restricted Height Area)  
 Approx. Gross Internal Floor Area 552 sq. ft / 51.30 sq. m (Excluding Restricted Height Area)



Second 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	56	63
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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