



Garratt Lane, SW17

£450,000 *Leasehold*



A split level three double bedroom apartment arranged over two floors that has been well-maintained by the current owner.

KEY FEATURES

- Modern Three Bedroom Flat
- Top Two Floors
- Spacious Reception Room
- Family Bathroom
- 850 sqft
- Excellent Transport Links & Local Amenities



Tooting

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VIRTUALLY STAGED IMAGE

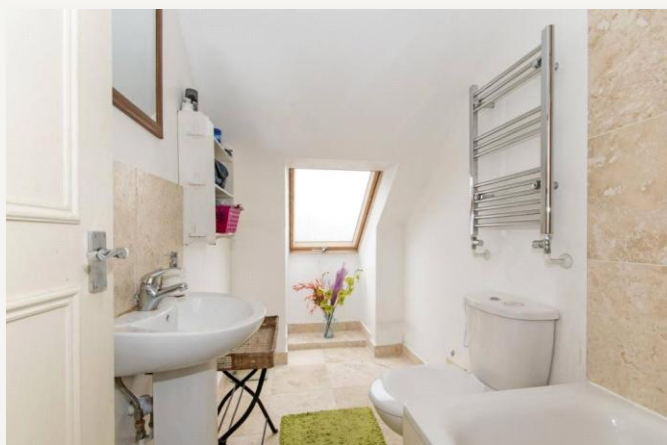
Arranged over 850sqft., the accommodation comprises, large reception room with a separate modern kitchen. Three generous double bedrooms, with one of the rooms featuring excellent storage with built-in cupboards, as well an abundance of natural light. There is also a spacious bathroom. The property further benefits from high ceilings and its great location for commuters with its proximity to Tooting Broadway Underground Station offering quick and reliable links into the city. The flat is also located in a great catchment area with exceptional local schools.

Garratt Lane is extremely well located, within walking distance of Tooting Broadway Tube (Northern Line) and Tooting High Road, providing a huge array of local amenities including the hugely popular Selkirk pub and Tooting Market. St George's Hospital is close by, as is Tooting station that offers trains direct to City Thameslink and London St Pancras.



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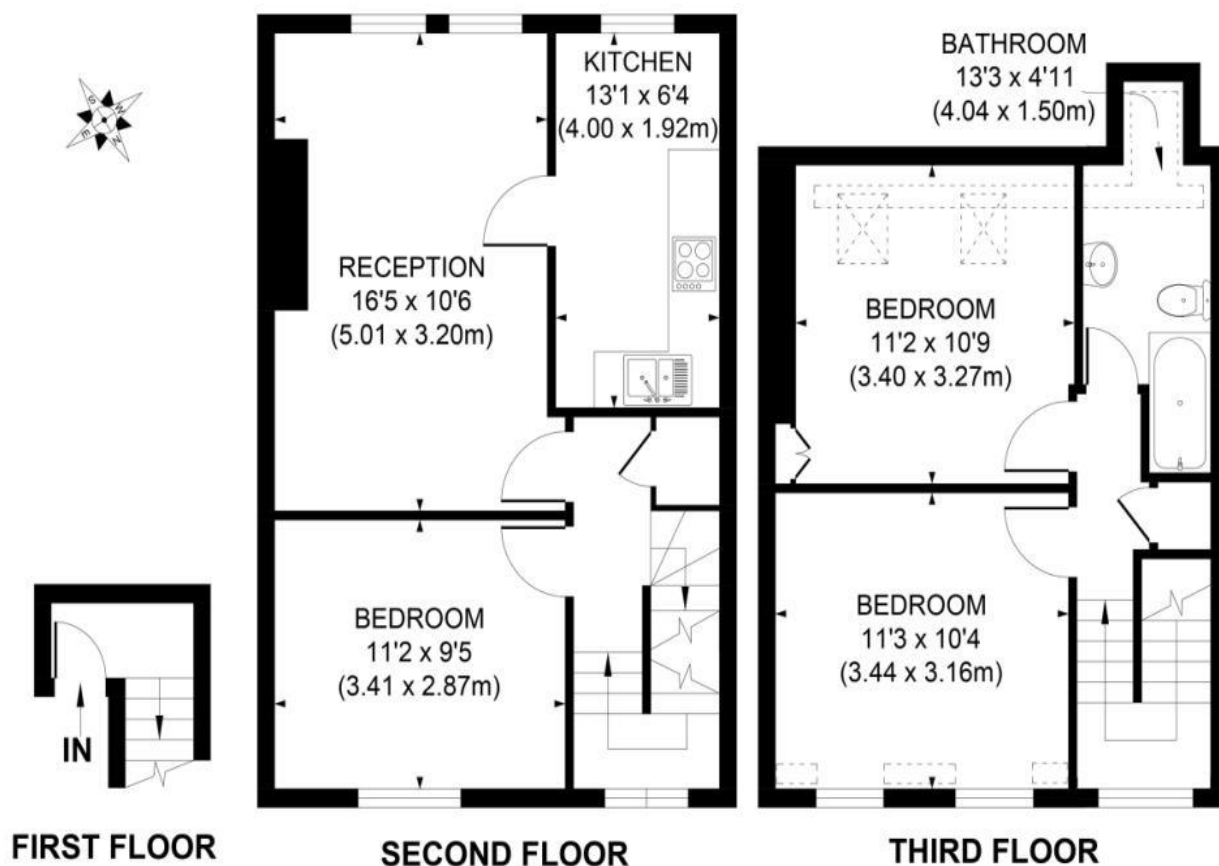
MATERIAL INFO

Tenure: Leasehold

Term: 188 years

Council Tax Band: D

EPC rating: C



APPROX. GROSS INTERNAL FLOOR AREA 850 SQ FT / 79 SQ M

Illustration for identification purpose only, not to scale
All measurements are maximum, and includes wardrobes and window bays where applicable
Prepared by Pixangle ©. Tel 020 8870 2118

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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