



Garratt Lane, SW17

£425,000 *Leasehold*



A fantastic two double bedroom, ground floor flat close to Tooting Broadway station.

KEY FEATURES

- 2 large double bedrooms
- Fitted kitchen
- Ground floor flat
- An abundance of natural light
- Leasehold
- Ample storage options throughout



Tooting

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The flat is in good condition throughout and offers a wonderful opportunity for a buyer to put their stamp on the property. The property comprises; a fitted kitchen with a range of wall and base level units which is opposite to a large reception room. There is a separate WC, bathroom and ample storage throughout the property. A section of private garden can be found to the rear, this offers ample space to entertain and enjoy. There is the addition of a private secure lock up access via the rear communal door.

This superb flat is conveniently located for Tooting Broadway underground station, Tooting Broadway market and multiple amenities throughout the area. Multiple bus routes are within easy reach along with the Thames Link line at Tooting station.





MATERIAL INFO

Tenure: Leasehold

Term: 98 year and 1 months

Service Charge: £0 per annum

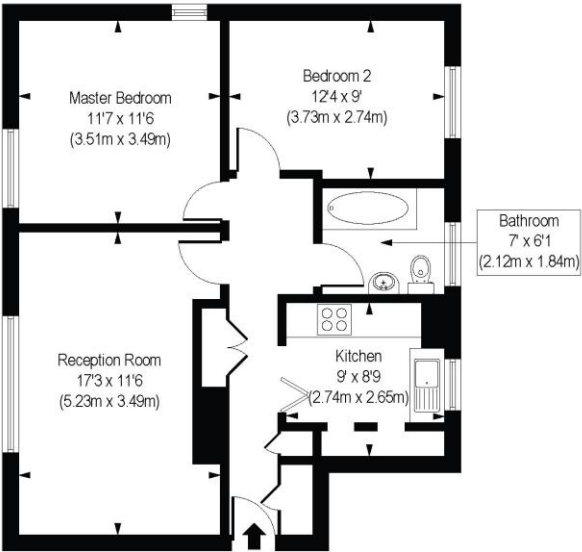
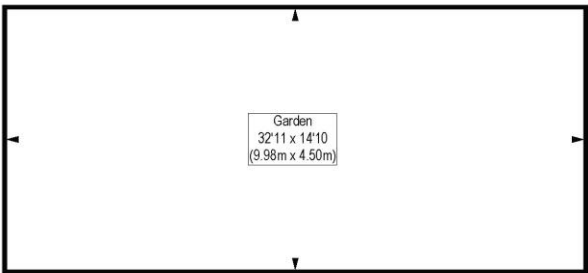
Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: B

EPC rating: D

Cornwall Court, Garratt Lane, SW17

Approx. Gross Internal Floor Area 672 sq. ft / 62.42 sq. m



Ground Floor

COMPLIANT WITH BCS 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 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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