



GARRATT TERRACE, SW17
£375,000 LEASEHOLD

A BRIGHT ONE DOUBLE BEDROOM TOP FLOOR SPLIT LEVEL FLAT

Tooting | 020 8767 5221 | tooting@winkworth.co.uk

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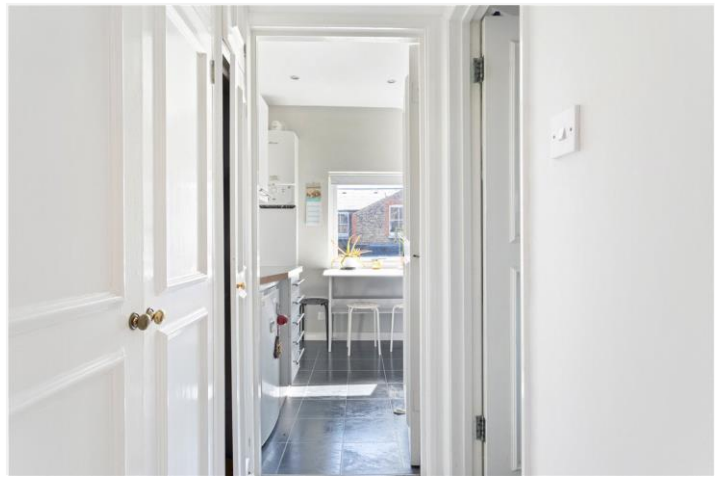
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DESCRIPTION:

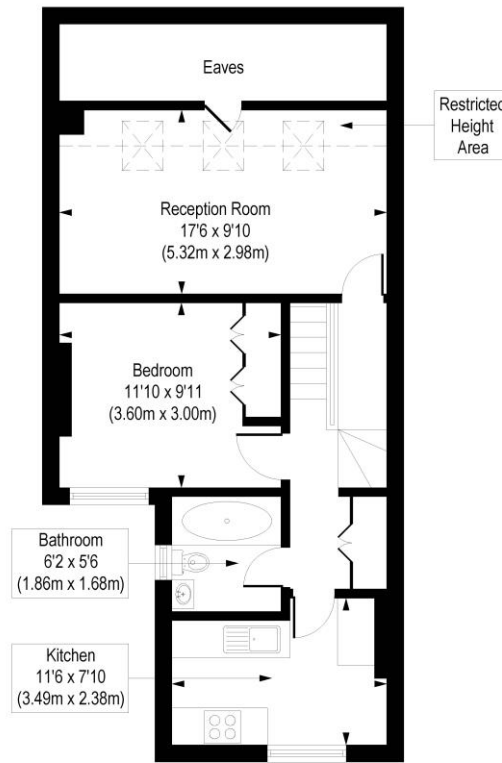
This charming loft conversion flat, boasts a bright ambiance and immaculate presentation. It features a generously proportioned reception room, a modern kitchen, a well-lit bathroom, a spacious hallway with built in cupboards a comfortable double bedroom with built-in wardrobes and double glazing throughout.

Located on Garratt Terrace, this property offers convenience with a plethora of shops, vibrant bars, and enticing restaurants in the bustling neighbourhood of Tooting. Further amenities can be found nearby in Earlsfield. Commuters will appreciate the proximity to Tooting Broadway Underground Station, providing swift access via the Northern Line.

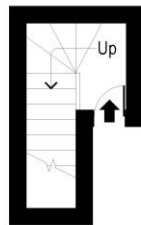


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Approx. Gross Internal Floor Area 626 sq. ft / 58.16 sq. m (Including Restricted Height Area & Eaves)
 Approx. Gross Internal Floor Area 511 sq. ft / 47.46 sq. m (Excluding Restricted Height Area & Eaves)



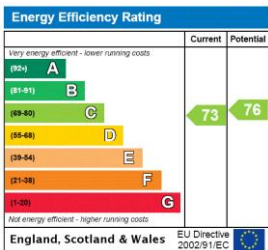
Third Floor
 Gross Internal
 Floor Area 588 sq ft



Second Floor
 Gross Internal
 Floor Area 38 sq ft

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.



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