



Garratt Lane, SW17

£400,000 *Leasehold*



A well-presented and generously proportioned one-bedroom first-floor flat with a private garden, ideally positioned on Garratt Lane in Tooting.

KEY FEATURES

- Spacious One-Bedroom First-Floor Flat
- Fantastic Private Garden
- Impressive 15'5" Reception Room
- Separate Fitted Kitchen
- Generous Double Bedroom
- Separate Bathroom And WC
- 533 sq ft



Tooting

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Offering approximately 533 sq. ft. of accommodation, the property benefits from an excellent layout with clearly defined living spaces. To the front is an impressive 15'5" reception room, providing plenty of space for both relaxing and dining, while the separate kitchen is positioned to the rear.

The double bedroom is well proportioned, with the accommodation further benefiting from a separate bathroom and WC, as well as useful built-in storage.

A particular highlight is the private garden, measuring approximately 15'5" x 14'10", providing a fantastic outdoor space for entertaining, dining and relaxing – a highly desirable feature for a one-bedroom flat.





MATERIAL INFO

Tenure: Leasehold

Term: 143 years

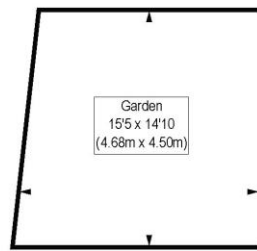
Service Charge: £300 per annum

Council Tax Band: C

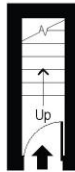
EPC rating: To be confirmed

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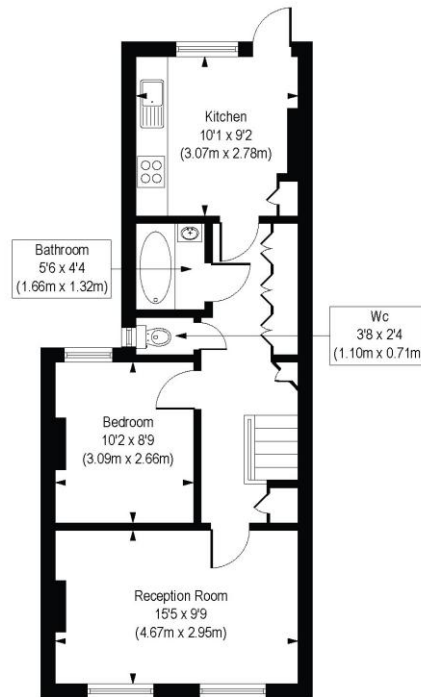
Approx. Gross Internal Floor Area 533 sq. ft / 49.48 sq. m



Ground Floor



Ground Floor
Gross Internal
Floor Area 24 sq ft



First Floor
Gross Internal
Floor Area 509 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.

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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