



GARRATT TERRACE, SW17
£690,000 LEASEHOLD

A WELL PRESENTED THREE BEDROOM GROUND FLOOR GARDEN FLAT.

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

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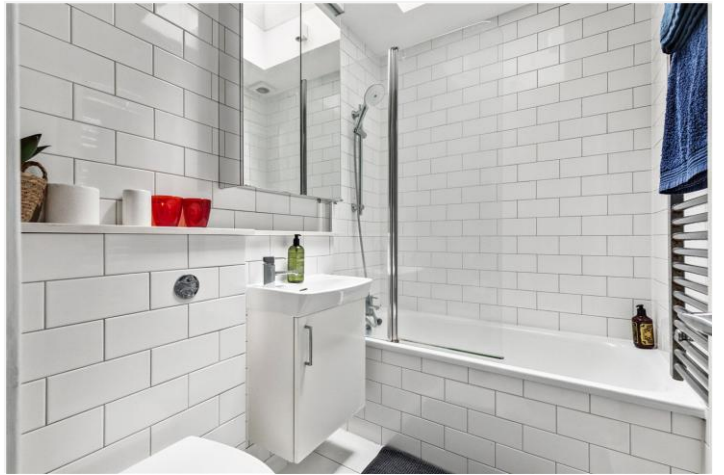


DESCRIPTION:

We are pleased to present this beautifully presented three-bedroom garden flat, located on the ground floor. The property comprises three generously sized double bedrooms, each with its own en-suite bathroom, with one bedroom enjoying direct access to a private courtyard. A bright and spacious open-plan kitchen and reception area forms the heart of the home, featuring large bi-folding doors that open onto a south-facing decked garden—perfect for indoor-outdoor living. This flat also offers excellent buy-to-let potential.

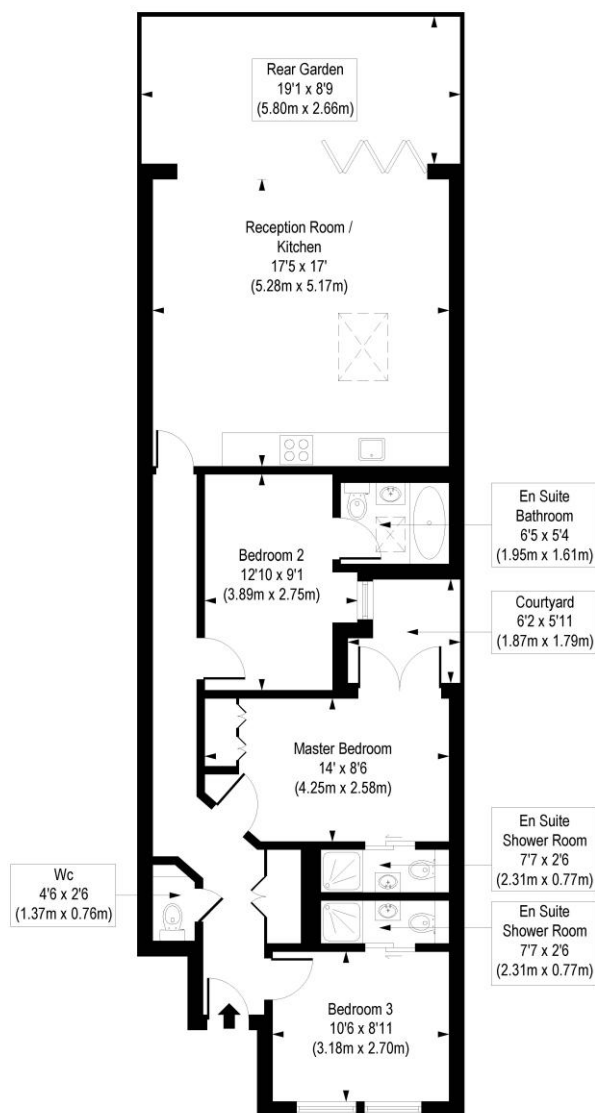
Garratt Terrace enjoys a prime location, within walking distance of a wide variety of shops, bars, and restaurants in Tooting, with additional amenities available nearby in Earlsfield. The property is approximately 0.1miles away from Tooting Broadway Tube station (Northern Line) and Tooting High Road, providing access to an extensive range of local attractions including the popular Selkirk pub and Tooting Market. St George's Hospital is also in proximity, and Tooting station offers direct train services to City Thameslink and London St Pancras.

Wandsworth Council Tax Band: C



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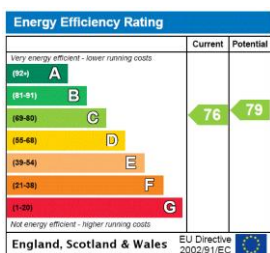
Approx. Gross Internal Floor Area 856 sq. ft / 79.57 sq. m



Lower Ground 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.

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.



Tenure: Leasehold

Term: 117 year approx.

Service Charge: N/A

Ground Rent: £250 Annually (subject to increase)

Council Tax Band: Band C

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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