



GARRATT LANE, SW17
£475,000 LEASEHOLD

**A BRIGHT TWO BEDROOM GROUND FLOOR
 GARDEN FLAT WITH SECURE PARKING.**

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DESCRIPTION:

This two-bedroom ground floor flat features a spacious open-plan layout, with the kitchen and reception area finished in stylish wood laminate flooring. The modern kitchen is fitted with a range of contemporary wall and base units, integrated appliances, sleek countertops, and a matching splashback. Large double-glazed windows fill the room with natural light and provide direct access to the private patio, an ideal space for relaxing or entertaining. The property also has access to the communal outdoor space in addition to the private patio—offering further opportunities to enjoy the outdoors.

Both double bedrooms are bright and inviting, finished with soft carpeting and double-glazed windows. The master bedroom enjoys the added benefit of direct access to the rear garden. The bathroom is part-tiled and fitted with a modern three-piece suite, quality fixtures, and built-in storage for convenience. In addition, the property benefits from an underground parking space, providing secure and convenient off-street parking.

The property is ideally situated for easy access to St George's Hospital and the bustling amenities of Tooting High Street, which features an array of supermarkets, independent shops, cafes, bars, and restaurants. The popular Tooting Market, known for its diverse street food and lively atmosphere, is also nearby.

With excellent transport links, including Tooting Broadway Tube Station (Northern Line) (0.4 miles) and several bus routes, residents can reach central London with ease. The area also benefits from proximity to green spaces such as Wandsworth Common and Tooting Bec Common, offering opportunities for outdoor activities and relaxation.

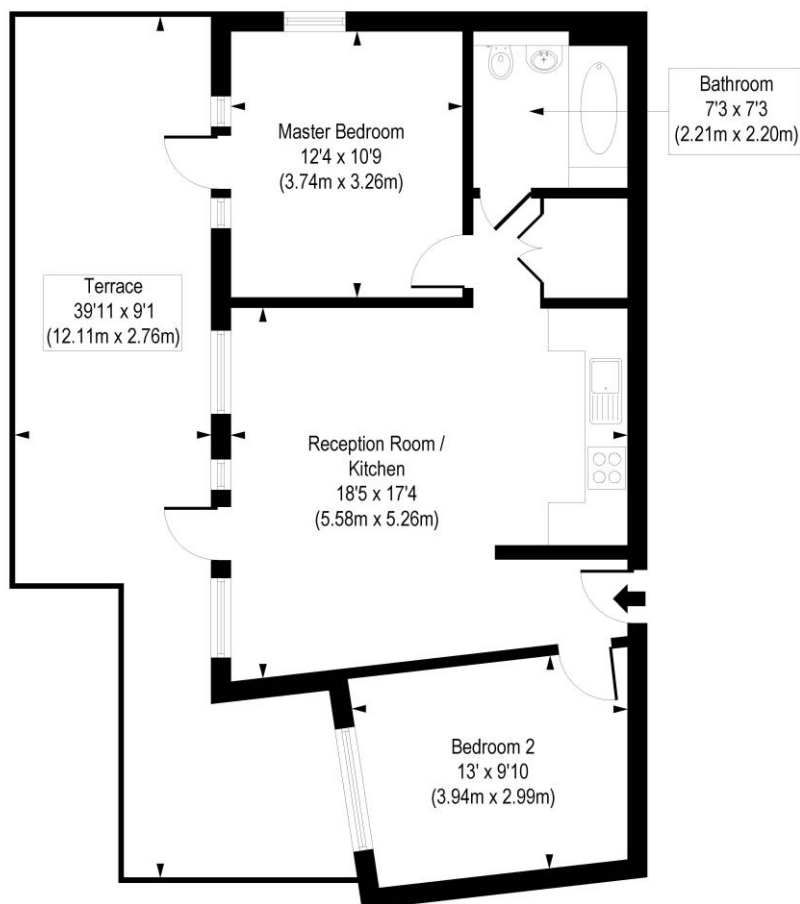
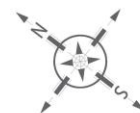
The neighbourhood has a thriving community atmosphere, with a mix of professionals, families, and young creatives. A variety of leisure facilities, including gyms, yoga studios, and cultural venues, contribute to the area's appeal, making Deepak House an attractive choice for those seeking modern city living with excellent local amenities.

Wandsworth Council Tax Band: D



Deepak House, SW17

Approx. Gross Internal Floor Area 656 sq. ft / 60.99 sq. m



First 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 114 year and 11 months

Service Charge: £208.85 pcm

Ground Rent: £350.00 Annually (subject to increase)

Council Tax Band: D

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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