



GARRATT LANE, SW17
£445,000 LEASEHOLD

A TWO DOUBLE BEDROOM FLAT WITH SECURE OFF-STREET PARKING.

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DESCRIPTION:

This two-bedroom flat features a spacious open-plan layout. The reception area boasts wood-effect laminate flooring, while the modern kitchen is fitted with white gloss wall and base units, grey countertops, a grey Perspex splashback, and integrated appliances. Both double bedrooms are carpeted and include double-glazed windows for added comfort. The contemporary bathroom is equipped with a stylish three-piece suite and modern fixtures and fittings. Additional benefits include access to a communal garden and secure off-street parking, with the property situated at the quieter rear of the building.

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.

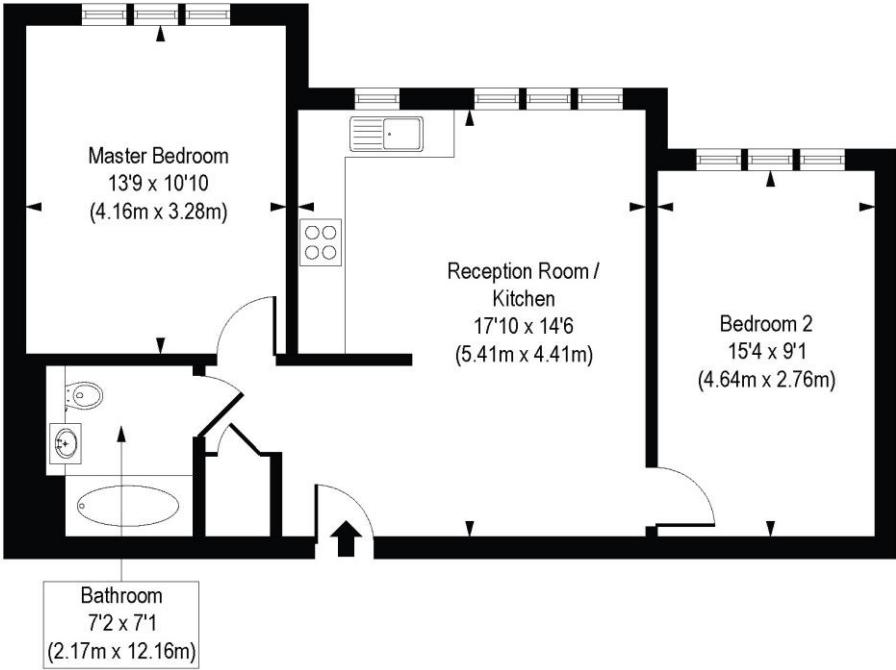
The neighbourhood has a thriving community atmosphere, with a mix of professionals, families, and young creatives. A variety of leisure facilities, including gyms, yoga studios, and cultural venues, contribute to the area's appeal, making Deepak House an attractive choice for those seeking modern city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

Wandsworth Council Tax Band: D



Deepak House, SW17

Approx. Gross Internal Floor Area 641 sq. ft / 59.56 sq. m



Second 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	82 B	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 116 year approx.

Service Charge: £240 pcm

Ground Rent: £ 350 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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