



## TWO BEDROOM GROUND FLOOR FLAT LOCATED ON GARRATT LANE

GARRATT LANE, LONDON, SW18

**Furnished, £357.69.00pw (£1,550.00 pcm) + fees and other charges apply.\***

**Available from 01/10/2019**



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**£357.69.00pw (£1,550.00 pcm)) Furnished**

• Two bedrooms • Open plan kitchen and reception area • Bathroom • Ground floor • EPC Rating = C • Council Tax = E

### Situation

Situated close to Southside shopping centre and a short walk from Wandsworth Town train station. These apartments are very well located for transport links and amenities. Wandsworth Town station is one stop from Clapham Junction and travels into the city, as well out to Richmond and Putney.

### Description

The property comprises of two double bedrooms, spacious and bright open plan kitchen and reception area with extra storage and a bathroom.

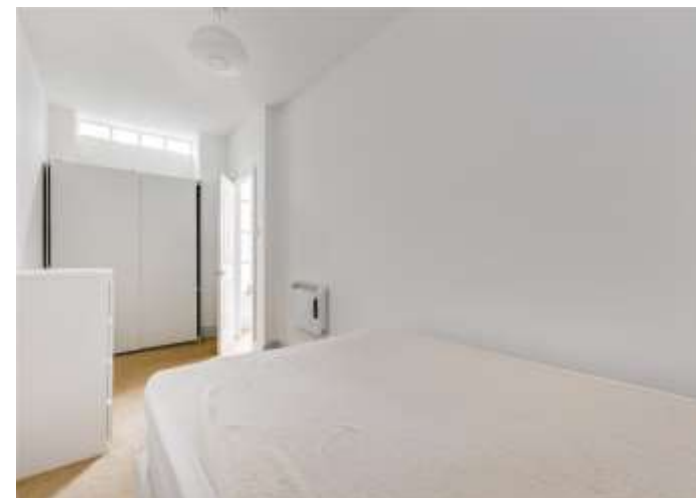
The property is offered on a furnished basis.

### Energy Performance

A copy of the full Energy Performance Certificate is available on request.

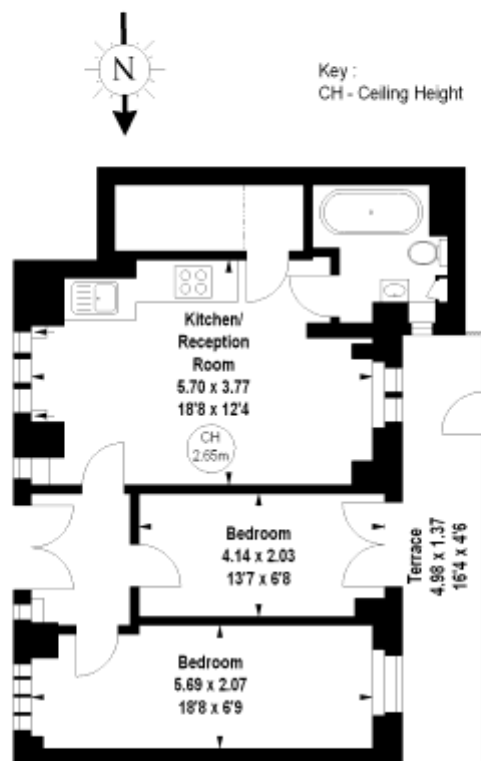
### Viewing

Strictly by appointment with Savills.



## Garratt Lane, SW18

Approximate gross internal area  
53.05 sq m / 571 sq ft




### Ground Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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## FLOORPLANS

Gross internal area: 571 sq ft, 53.05 m<sup>2</sup>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	70	73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

\*There are different rules and fees for different tenancy types. For details of our fees and charges go to [savills.co.uk/tenant-fees](https://savills.co.uk/tenant-fees). For more detailed information read our [Applicant Guide](#), hard copy available on request. 20190813ELIW

## Northcote Road Lettings

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