



A beautifully presented one bedroom flat, with a private balcony

Garratt Lane, Wandsworth, London, SW18 4SW

Leasehold





Beautifully presented throughout • One double bedroom • Balcony • One bathroom • Cloakroom

Local Information

Garratt Lane benefits from plenty of shops, restaurants and leisure facilities close by in both Earlsfield and the Southside shopping centre (which hosts a Vue cinema). Earlsfield's mainline train station with direct links to Waterloo is a short walk and there is easy access to the district line at Southfields underground station. There are many sought after schools and nurseries in the area, including Magdalen The Grove Nursery, Earlsfield Primary and Floreat Primary.

About this property

Situated on the top floor of this newly renovated development, is this spacious one bedroom flat, with a private balcony. The apartment has been finished to a high standard throughout and boasts a fantastic open plan bright and spacious reception room that opens onto a private balcony. The kitchen is fitted with integrated white goods and a beautiful mirror splash back to further the light in the flat. This room also benefits from a skylight above. There is also a good sized double bedroom, as well as a luxurious bathroom, two storage cupboards and a further guest cloakroom.

Tenure

Leasehold

Local Authority

Wandsworth

Energy Performance

EPC Rating = C

Viewing

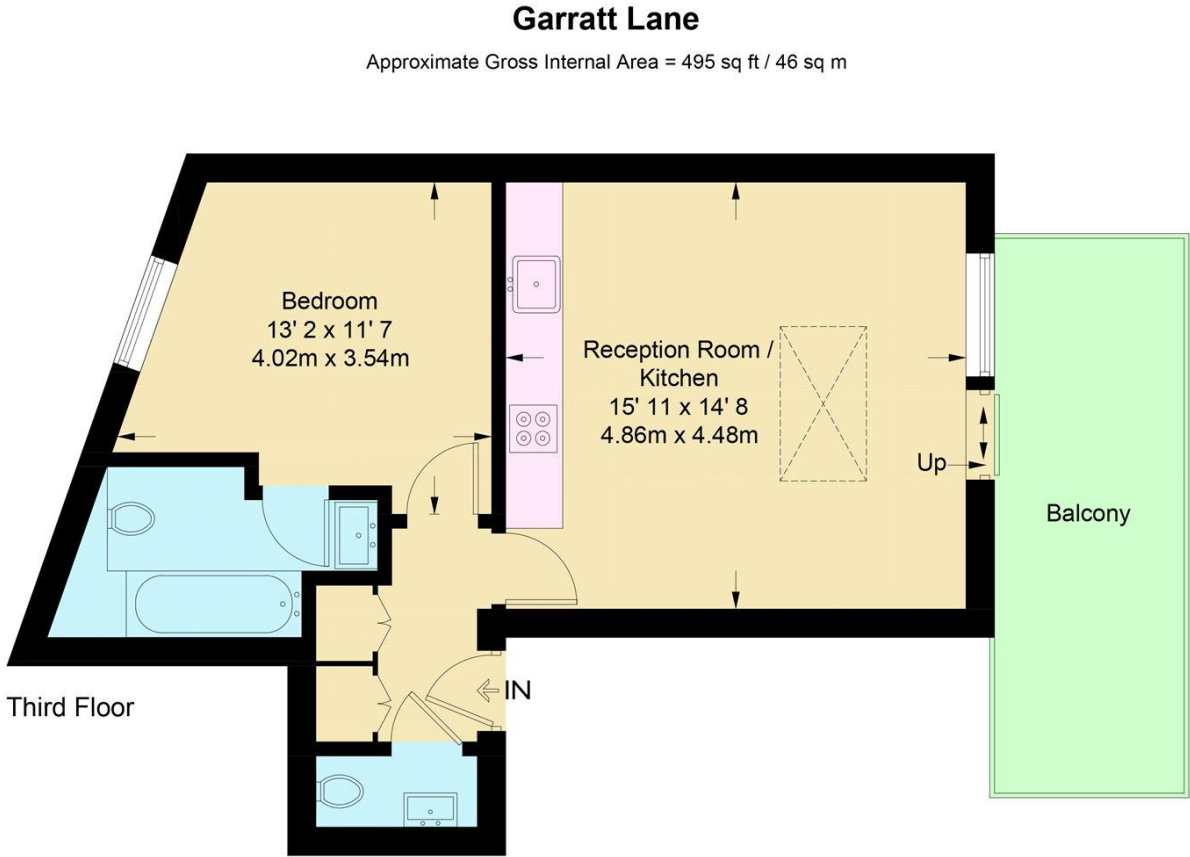
All viewings will be accompanied and are strictly by prior arrangement through Savills Wandsworth Office.

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Garratt Lane, Wandsworth, London, SW18 4SW
Gross Internal Area 495 sq ft, 46 m²



Not to scale, for guidance only and must not be relied upon as a statement of fact
All measurements and areas are approximate only and have been prepared in
accordance with the current edition of the RICS Code of Measuring Practice

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	79
(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	

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