



A beautifully presented two bedroom maisonette

Garratt Lane, Earlsfield, London, SW18

Leasehold





Local Information

Garratt Lane is well placed for transport with Earlsfield Station providing mainline train services into Waterloo via Clapham Junction as well as Southfield underground station and numerous bus services running nearby. The area benefits from a good selection of local shops and amenities including the Southside Shopping with High street shops, two supermarkets, gyms and a cinema.

About this property

Accessed via its own private front door is this a wonderful two bedroom, two bathroom maisonette, situated within a Victorian terraced house property. To the front of the first floor of the property is the bright and spacious, open plan reception room and kitchen. The reception room benefits from a bay window with a built in window seat, allowing an abundance of natural light to flow throughout and built-in storage space. Located just off the reception room is the kitchen, featuring ample surface space and integrated appliances. To the rear of the first floor is the first double bedroom, benefitting from an en suite bathroom and built-in wardrobe space. Completing the property is the second floor which comprises the second double bedroom, occupying the entire floor, benefitting from an en suite bathroom, built-in wardrobe space and access to the eaves storage space.

There is also planning permission in place to extend and add a further bedroom and roof terrace, plans available upon request.

Please note the photos are over 6 months old.

Tenure

Leasehold

Local Authority

London Borough of Wandsworth

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Wandsworth Office.
Telephone:
+44 (0) 20 8877 1222.



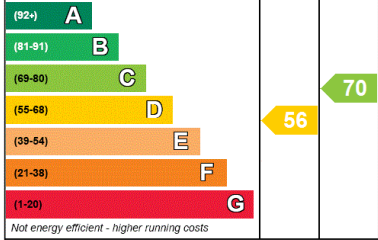
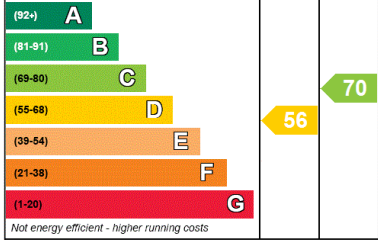
Garratt Lane, Earlsfield, London, SW18
Gross Internal Area 855 sq ft, 79.4 m²

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Garratt Lane, SW18
Gross Internal Area (approx) = 79.4 sq m / 855 sq ft
(Of which 1.6 sq m / 17 sq ft is restricted head height)
For identification only. Not to scale.
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Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92-)			
A			
(81-91)			B
(69-80)			C
(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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