



GARRATT TERRACE, SW17
£525,000 SHARE OF FREEHOLD

A DELIGHTFUL TWO DOUBLE BEDROOM PERIOD CONVERSION SECOND FLOOR FLAT.

Tooting | 020 8767 5221 | tooting@winkworth.co.uk

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DESCRIPTION:

This charming and bright second-floor flat features a spacious reception room, two double bedrooms, both with the benefit of a built-in wardrobe, a contemporary kitchen with built in storage, and a modern bathroom. The property benefits from double-glazed windows and includes a share of the freehold.

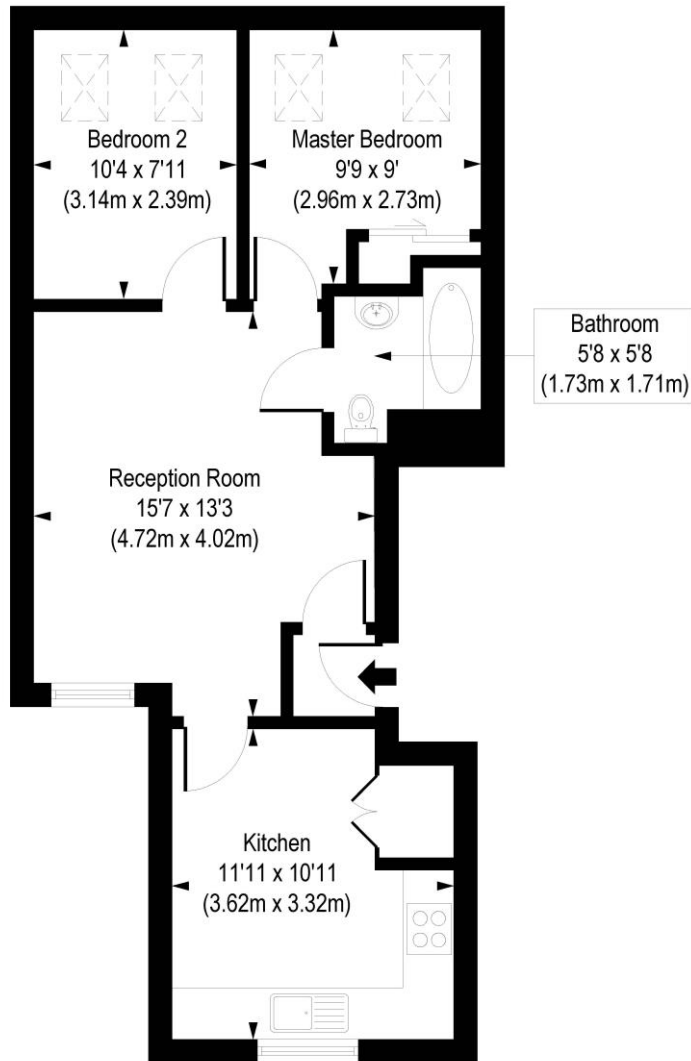
Garratt Terrace enjoys a prime location, within walking distance of a wide variety of shops, bars, and restaurants in Tooting, with additional amenities available nearby in Earlsfield. The property is approximately 0.1miles away from Tooting Broadway Tube station (Northern Line) and Tooting High Road, providing access to an extensive range of local attractions including the popular Selkirk pub and Tooting Market. St George's Hospital is also in proximity, and Tooting station offers direct train services to City Thameslink and London St Pancras.

Wandsworth Council Tax Band: C



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Approx. Gross Internal Floor Area 528 sq. ft / 49.07 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.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	81	81
(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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