



GARRATT LANE, SW17  
OIEO £400,000 LEASEHOLD

## A WELL PRESENTED ONE BEDROOM FLAT WITH A BALCONY

Tooting | 020 8767 5221 | [tooting@winkworth.co.uk](mailto:tooting@winkworth.co.uk)

**Winkworth**

for every step...

[winkworth.co.uk](http://winkworth.co.uk)





## DESCRIPTION:

This stylish, bright, and spacious one-bedroom apartment is situated on the top floor of the sought-after Odyssey House. Designed with a modern aesthetic, the apartment offers airy living spaces filled with natural light. The northwest-facing reception room, seamlessly integrated with a well-equipped kitchen, opens onto a private balcony, perfect for outdoor relaxation. Off the entrance hallway, there is a sleek white bathroom suite, while the generously sized double bedroom features a Juliet balcony.

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 Odyssey House an attractive choice for those seeking modern city living with excellent local amenities.

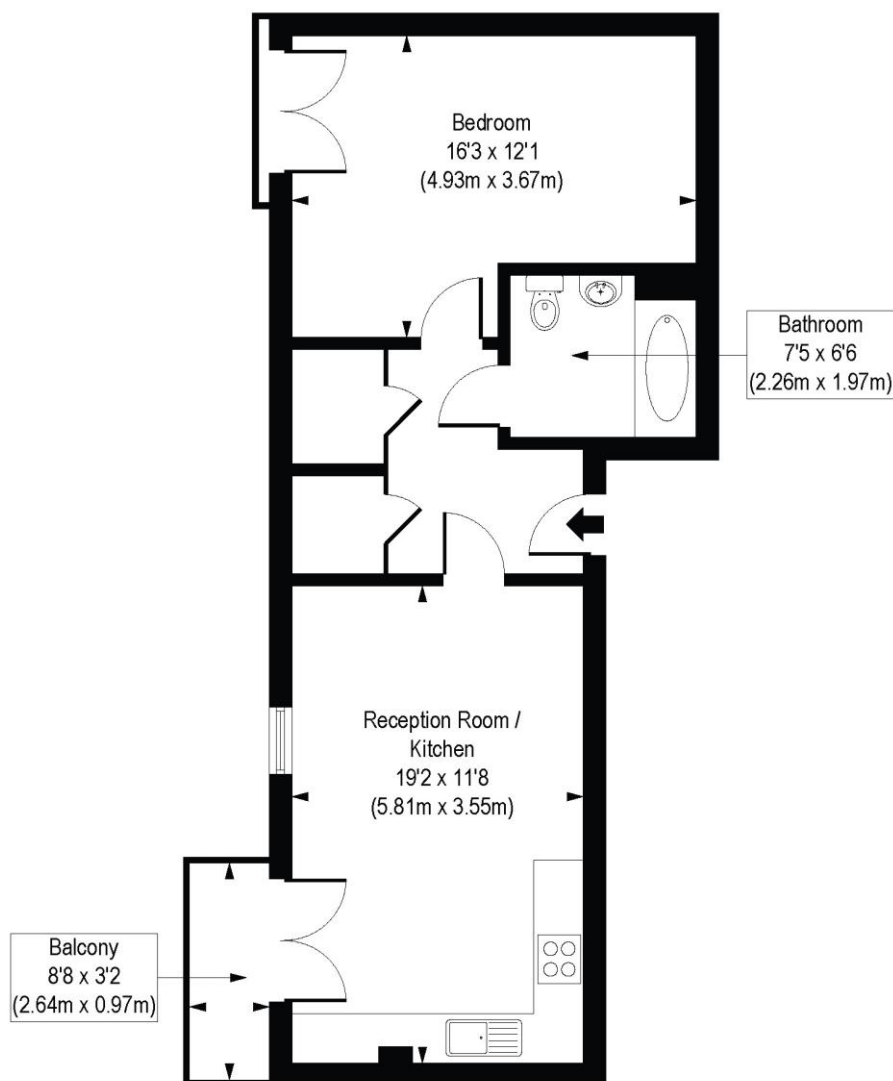
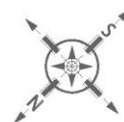
Wandsworth Council Tax Band: C





## Odyssey House, SW17

Approx. Gross Internal Floor Area 551 sq. ft / 51.17 sq. m



Third 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.

**Tenure:** Leasehold

**Term:** 112 years (approx.)

**Service Charge:** £196.07 from the 1st April 2025 (approx.)

**Ground Rent:** N/A

**Council Tax Band:** C

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.

Tooting | 020 8767 5221 | [tooting@winkworth.co.uk](mailto:tooting@winkworth.co.uk)

# Winkworth

for every step...

[winkworth.co.uk](http://winkworth.co.uk)

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.