



GARRATT TERRACE, SW17
£725,000 LEASEHOLD

A WELL PRESENTED THREE BEDROOM GROUND FLOOR GARDEN FLAT.

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

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DESCRIPTION:

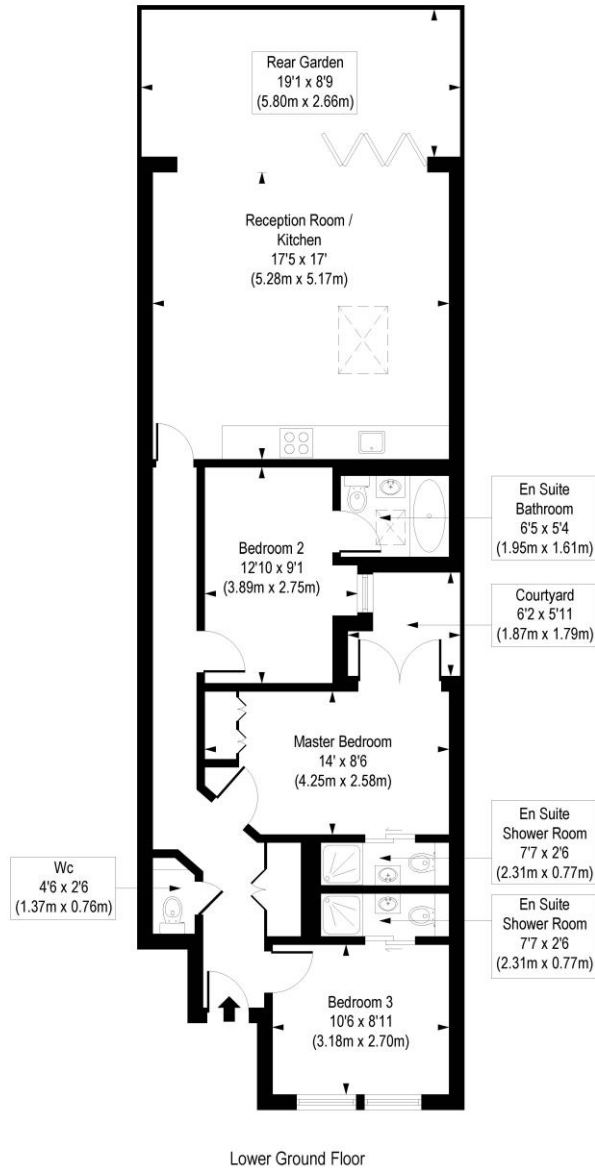
We are delighted to present this well-appointed three-bedroom ground floor garden flat to the market. This property features three bright double bedrooms, each with its own ensuite bathroom, and two bedrooms offering direct access to a private courtyard. Additionally, the flat boasts a spacious and luminous open-plan kitchen and reception area, enhanced by large bi-folding doors that open onto a south facing decked garden. The property also provides a strong investment opportunity as a buy to rent with high rental demand.

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 0.1 miles 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 close proximity, and Tooting station offers direct train services to City Thameslink and London St Pancras.



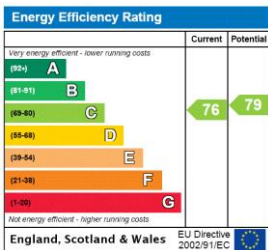
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Approx. Gross Internal Floor Area 856 sq. ft / 79.57 sq. m



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.



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