

**RAMPTON  
BASELEY**

GARRATT LANE, SW18 / LEASEHOLD

**THIS STYLISH FIRST FLOOR, TWO-BEDROOM FLAT OFFERING APPROXIMATELY 625 SQ FT OF ACCOMMODATION, IS FOUND ON THE POPULAR GARRATT LANE IN THE HEART OF EARLSFIELD. THE PROPERTY BENEFITS FROM PLENTY OF NATURAL LIGHT AND SMART, NEUTRAL DECOR THROUGHOUT.**

Set at the front of the property is the bright and spacious kitchen-reception room, featuring three windows that flood the room with light and sleek wood-veneer flooring and comfortable seating, dining, and kitchen areas. Finished to a high standard, the kitchen itself has an excellent range of wall and base units and integrated appliances.

At the rear of the property is the dual-aspect principal bedroom, complete with a fitted wardrobe, adjacent to which is the contemporary and generous bathroom. The second double bedroom completes this excellent property.

Located on Garratt Lane, its local boutique amenities are on your doorstep and the more extensive shopping of Southside Shopping Centre and green, open spaces of King George's Park and Wandsworth Common are within easy walking distance. Earlsfield station connects this lovely south-west London neighbourhood with central London in just 15 minutes, while the nearby station of Clapham Junction provides services to London Victoria.

Council Tax Band: C | EPC: C | Tenure: Leasehold

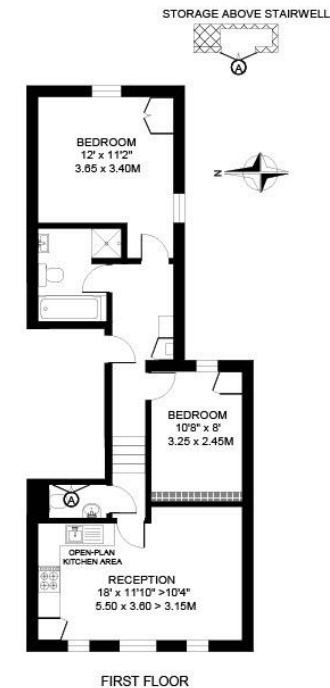
**IMPORTANT:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF RAMPTON BASELEY ESTATE AGENTS

GARRATT LANE  
LONDON SW18

APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
625 SQ.FT / 58 SQ.M.



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This plan is proportionally correct, but not to a given scale, and is 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.  
Where a room has a sloping ceiling, the dashed line marks 1.5m height, and the measurements are shown at floor level.

## RAMPTON BASELEY OFFICES

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