



 **RAMPTON
BASELEY**

GARRATT LANE, SW17 / SHARE OF FREEHOLD

THIS STUNNING TWO-BEDROOM FLAT OF 645 SQ FT IS SET ON THE FIRST FLOOR OF THE NEW 916 GARRATT LANE DEVELOPMENT, CLOSE TO THE CENTRE OF TOOTING. COMPRISING OF FOUR APARTMENTS AND ONE HOUSE, THIS BEAUTIFULLY APPOINTED SCHEME WILL BE FINISHED TO A HIGH SPECIFICATION AND IS LOCATED JUST A FEW MINUTES' WALK FROM TOOTING BROADWAY TUBE STATION.

The spacious open-plan kitchen reception room is set to the front of the property and is flooded with light from the large picture windows. The bespoke German Hacker kitchen features a good range of wall and base units, Italian designer taps, fully integrated appliances and engineered oak flooring. There is plenty of space for both a dining table and comfortable seating. The light-filled principal bedroom is to the rear of the flat. A further double bedroom and stylish bathroom complete the accommodation.

The property benefits from underfloor heating throughout with ultra-efficient combination boilers and zoned room thermostats. Fire sprinklers, smoke and carbon monoxide alarms are integrated, as are Sky Q connections. There is also the additional benefit of secure cycle storage.

This fantastic apartment is set on Garratt Lane, just a short walk away from all the amenities of Tooting Broadway. The Northern Line at both Tooting Broadway and Tooting Bec connects this bustling south-west-London neighbourhood with Central London in just 20 minutes. Tooting Broadway is filled with high street retailers as well as independent bars and restaurants, and much-loved Tooting Market is a buzzy and eclectic mix of shops, bars and restaurants. The wide-open spaces of the 200-acre Tooting Common are close by, including Tooting Bec Lido, the largest pool in the country, and several popular state and independent schools are also within easy reach.

Council Tax Band: TBC | EPC: TBC | Tenure: Share of freehold | Images are computer generated and whilst they are designed to provide an accurate representation of the finished flat, should not be relied upon.

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

FIRST FLOOR FLAT
916 GARRATT LANE
LONDON SW17

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
645 SQ.FT. / 60 SQ.M.



FIRST FLOOR FLAT 645 SQ.FT.

FLOORPLANS DRAWN PRIOR TO COMPLETION OF BUILDING WORKS

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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 dotted line marks 1.5m height, and the measurements are shown at floor level.

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