



 **RAMPTON
BASELEY**

GARRATT LANE, SW17 / SHARE OF FREEHOLD

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THIS STUNNING ONE-BEDROOM FLAT OF 524 SQ FT OCCUPIES THE SECOND FLOOR AND IS ONE OF JUST FIVE BRAND NEW HOMES WITHIN THE NEW 916 GARRATT LANE DEVELOPMENT CLOSE TO THE CENTRE OF TOOTING. COMPRISING 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 double bedroom is incredibly bright thanks to the striking rooflights, and a well-appointed shower room completes the accommodation. Good storage can be found in the reception room.

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 stunning house is set on Garratt Lane, just a stone's throw 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.

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.



**OPEN-PLAN KITCHEN RECEPTION
ROOM | DOUBLE BEDROOM |
SHOWER ROOM**

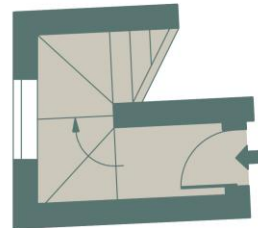


FLAT 4

APPROXIMATE GROSS INTERNAL FLOOR AREA: 524 SQ FT - 48.68 SQ M



THIRD FLOOR



SECOND FLOOR ENTRANCE

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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.



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