



## GARRATT LANE, SW17 0PF

### £600,000

We are delighted to offer to the market a well-presented three double bedroom first-floor period maisonette with a private roof terrace. The accommodation comprises, in brief, three double bedrooms, two bathrooms (one being an en-suite), a large open plan kitchen/reception room, and a private roof terrace. In addition, there is no onward chain and double-glazed windows throughout. The property is within easy reach of Earlsfield Mainline Station (SW18) and also Tooting Broadway Station (SW17). Share of Freehold. EPC rating D. Council Tax Band A. Please see the virtual tour provided: <https://my.matterport.com/show/?m=nhRMqniZPGS>.

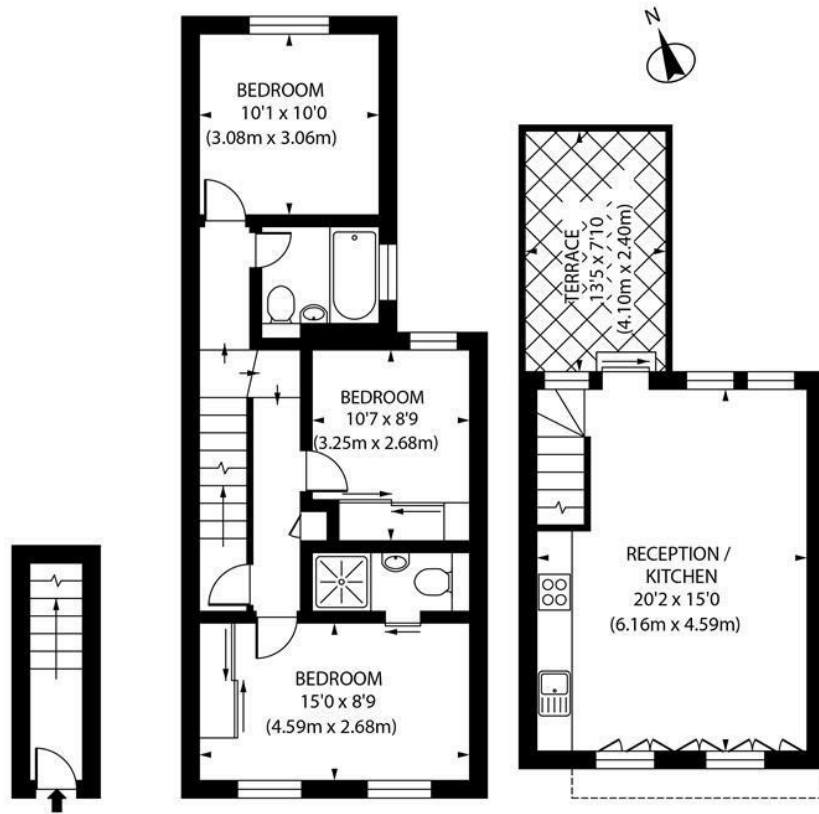


[www.maalems.co.uk](http://www.maalems.co.uk)

Earlsfield & Wandsworth Office  
344 Garratt Lane  
Earlsfield, London SW18 4EL  
T: 020 8875 9200  
earlsfield@maalems.co.uk

Registered in England & Wales No. 5585458





GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

Garratt Lane, SW17  
 Gross Internal Area 882 sq ft/82 sq metres  
 ©photosandfloorplans.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		68	74
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

For an instant or face to face valuation, please scan the QR code:



[www.maalems.co.uk](http://www.maalems.co.uk)  
 Earlsfield & Wandsworth Office  
 344 Garratt Lane  
 Earlsfield, London SW18 4EL  
 T: 020 8875 9200  
 earlsfield@maalems.co.uk  
 Registered in England & Wales No. 5595458