



## Garratt Lane, SW17

£300,000

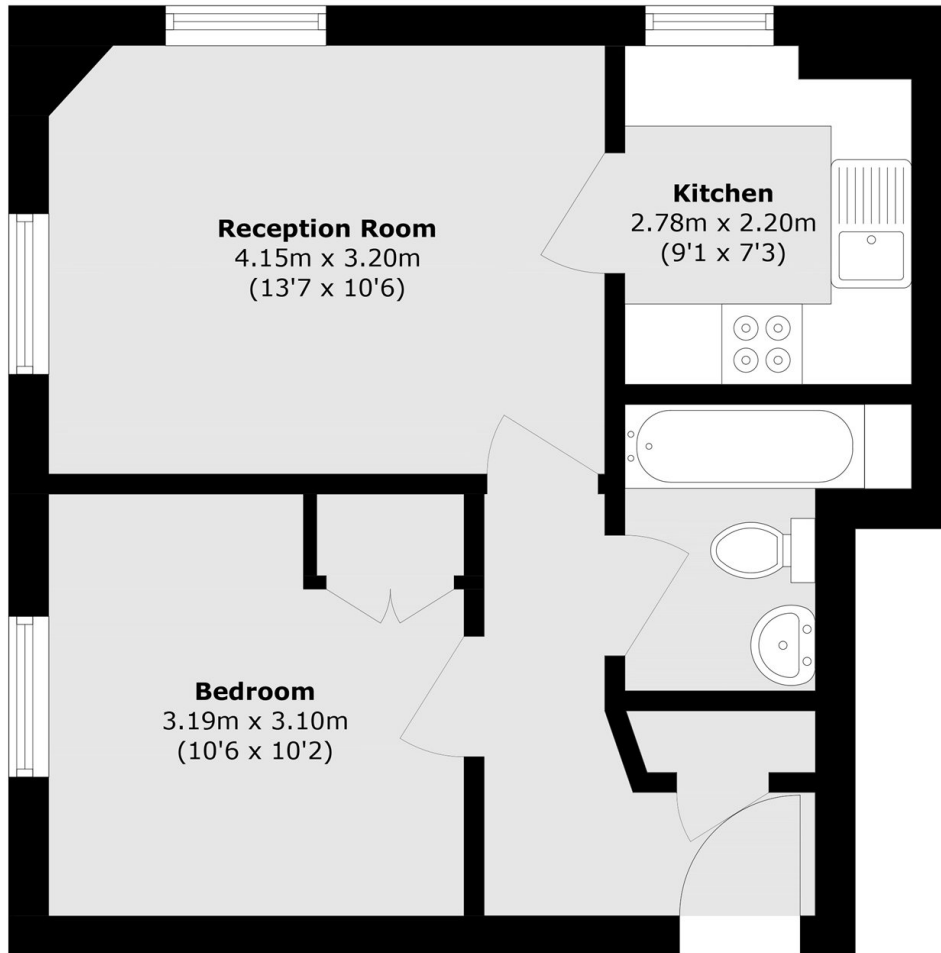
This property benefits from a bright and airy feel throughout, with a practical layout suited to both first-time buyers and investors. It offers an entrance hall with secure entryphone system and useful storage cupboard, spacious bathroom with a bath and overhead shower, good size double bedroom with built in wardrobe, reception room and separate kitchen, together with access to communal bicycle storage.

The small purpose-built block of just 6 flats is ideally located close to the shops, cafés and amenities of Garratt Lane, approximately 8 minutes' walk from Earlsfield station (direct trains to Waterloo), with easy access to Tooting Broadway Underground station via a short bus journey.

### Features

- Top Floor Flat
- Secure Building
- Bright Reception Room
- Large Double Bedroom
- Separate kitchen
- Communal Bike Storage
- Chain Free

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Total area (approx.): 39.5 sq. m (425.1 sq. ft)