



**PETRAS
PROPERTY**



Flat 2, 526 Garratt Lane, London, SW17 0NY

£675,000

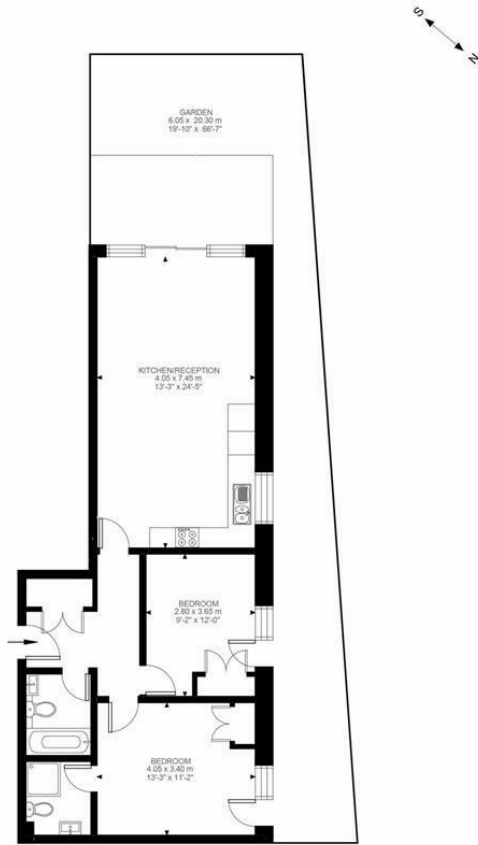
An immaculate two bedroom, two bathroom ground floor garden flat tucked away from the road in this fabulous Earlsfield location.

The property was built in 2019 and has been completed to very high specification. The flat comprises two double bedrooms both with built in cupboards, two bathrooms (one ensuite) and a fabulous open plan kitchen/reception room. The bi-fold doors from the living space open out to the private garden (part paved, part astro turf) which can also be accessed via both bedrooms.

The building is entered by a security gate and other benefits to the property are triple glazing, good quality appliances and finishes throughout, a communal bike storage shed and the availability to have two on street resident parking permits (not common with new builds).

Garratt Lane offers a fantastic array of cafes, restaurants, pubs and local amenities and is close to Earlsfield Overground Station. It is also a short bus away from Tooting Broadway and the popular Tooting Market. The green space of Garratt Park is also moments away.

The flat is offered to the market chain free and is leasehold.

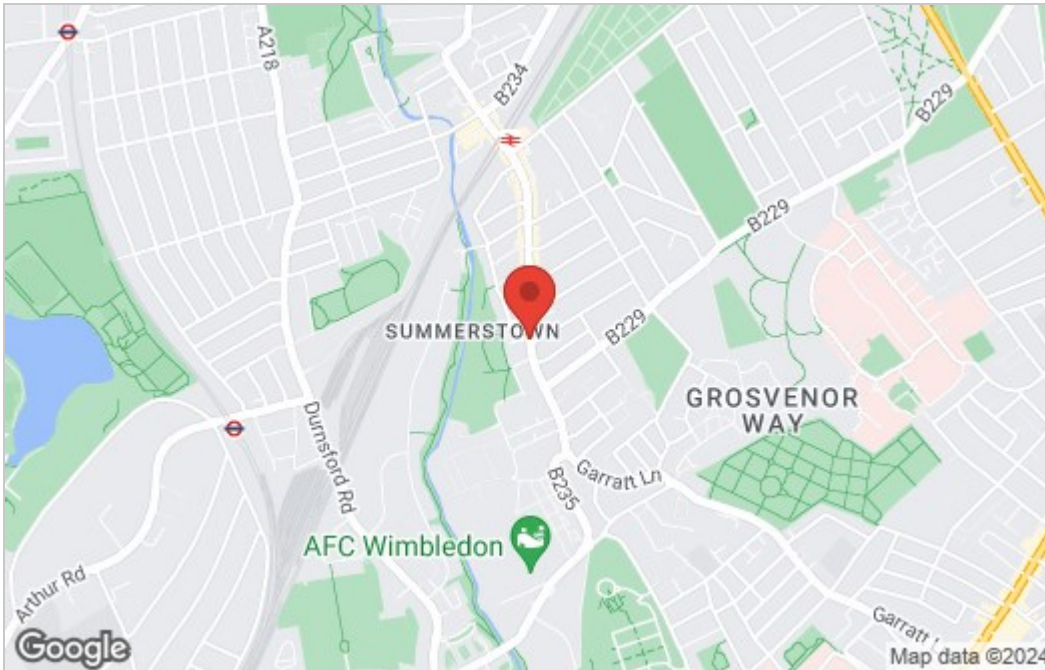


Ground Floor
774 ft²

Garratt Lane, SW17
Approximate Gross Internal Area
71.91 SQ.M / 774 SQ.FT

KEY: CH = Ceiling Height
[Restricted Head Height]

Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		87	87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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