



GARRATT LANE, SW17 0GS

Asking Price £325,000

A spacious, bright and airy, modern one-bedroom apartment set on the ground floor of this popular development called Odyssey House. This very well-presented apartment benefits from a south-facing open plan reception which incorporates a fully fitted kitchen with integrated appliances. Leading from the reception is the patio which provides private outdoor space. The 3 piece bathroom is found off the entrance hallway and a large bedroom with plenty of storage completes the apartment. Odyssey House, situated on Garratt Lane, is perfectly located for access to Tooting Broadway Tube (Northern Line), St George's Hospital and a selection of stylish amenities along Tooting High Street. In addition, there is storage for bikes and no onward chain. Leasehold. Please see the virtual tour provided: <https://my.matterport.com/show/?m=9LUMnbVq2YQ>.

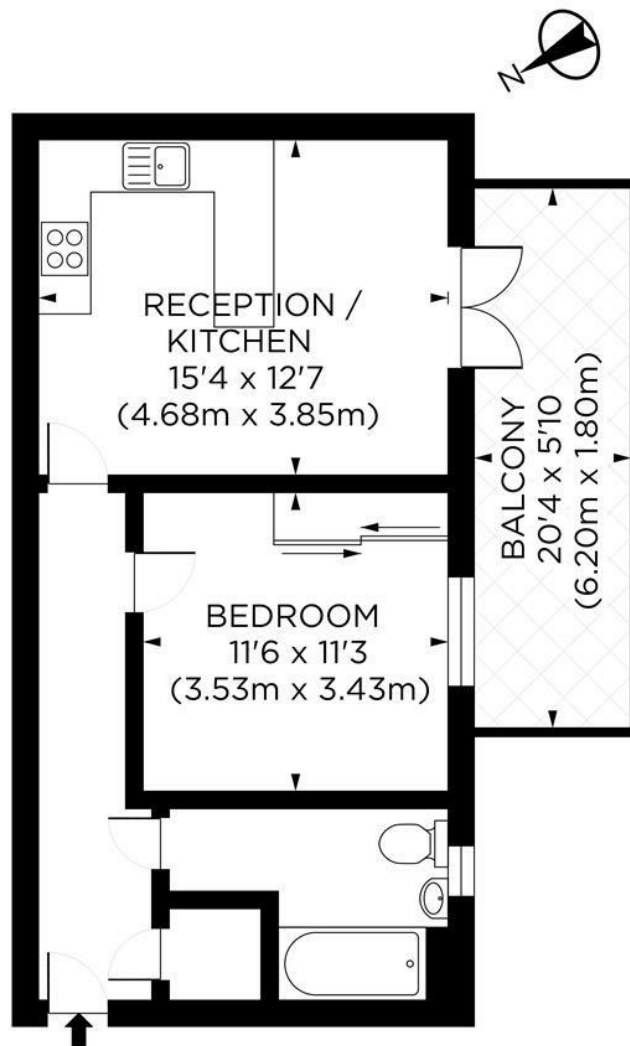


www.maalems.co.uk

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Registered in England & Wales No. 5585458





GROUND FLOOR

2 Odyssey House, 844 Garratt Lane SW17
Gross Internal Area 495 sq ft/46 sq metres
c photosandfloorplans.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		82	82
(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		88	88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
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