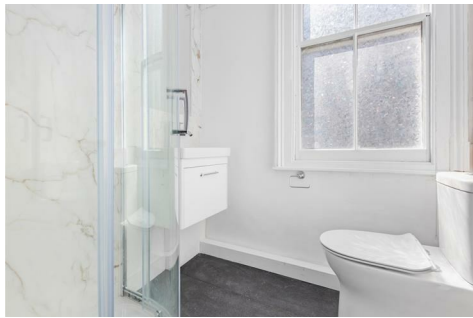
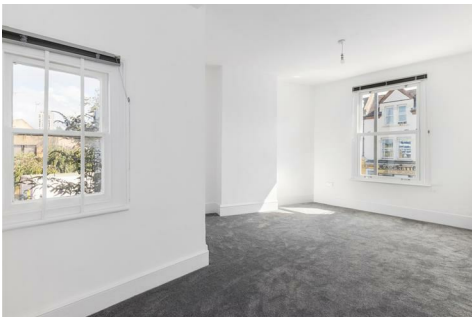


# L·D·B

SALES, LETTINGS  
& MANAGEMENT



128A GARRATT LANE, WANDSWORTH, LONDON, SW18 4DJ

ELEGANTLY REFURBISHED, THIS 2-BED FLAT BOASTS PRIVATE ENTRANCE, NEW KITCHEN AND BATHROOM. TWO SPACIOUS DOUBLE BEDROOMS, SEPARATE LIVING ROOM, ABUNDANT LIGHT, AND NEUTRAL DECOR OFFER MODERN COMFORT. PRIME GARRATT LANE LOCATION, URBAN CONVENIENCE, AND SERENE LIVING.

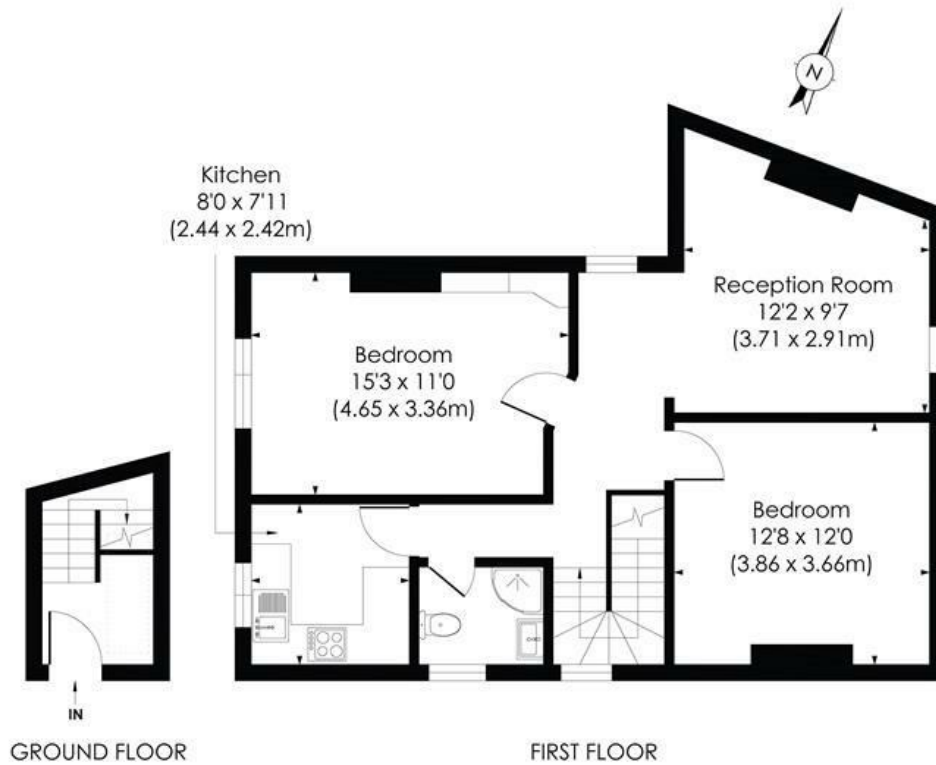
- BRIGHT AND SPACIOUS
- TWO DOUBLE BEDROOMS
- RECENTLY REFURBISHED THROUGH OUT
- LARGE SEPARATE LIVING ROOM
- OWN ENTRANCE

£2,200 PER CALENDAR MONTH

## GARRATT LANE, SW18

Approx. Gross Internal Floor Area

753 Sq. ft/70.02 Sq. m



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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

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			
England & Wales		62	72
		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	

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