



## 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



© Pixangle Property Marketing Ltd. info@pixangle.com Tel: 0208 870 2118

**pixangle**  
PROPERTY MARKETING

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