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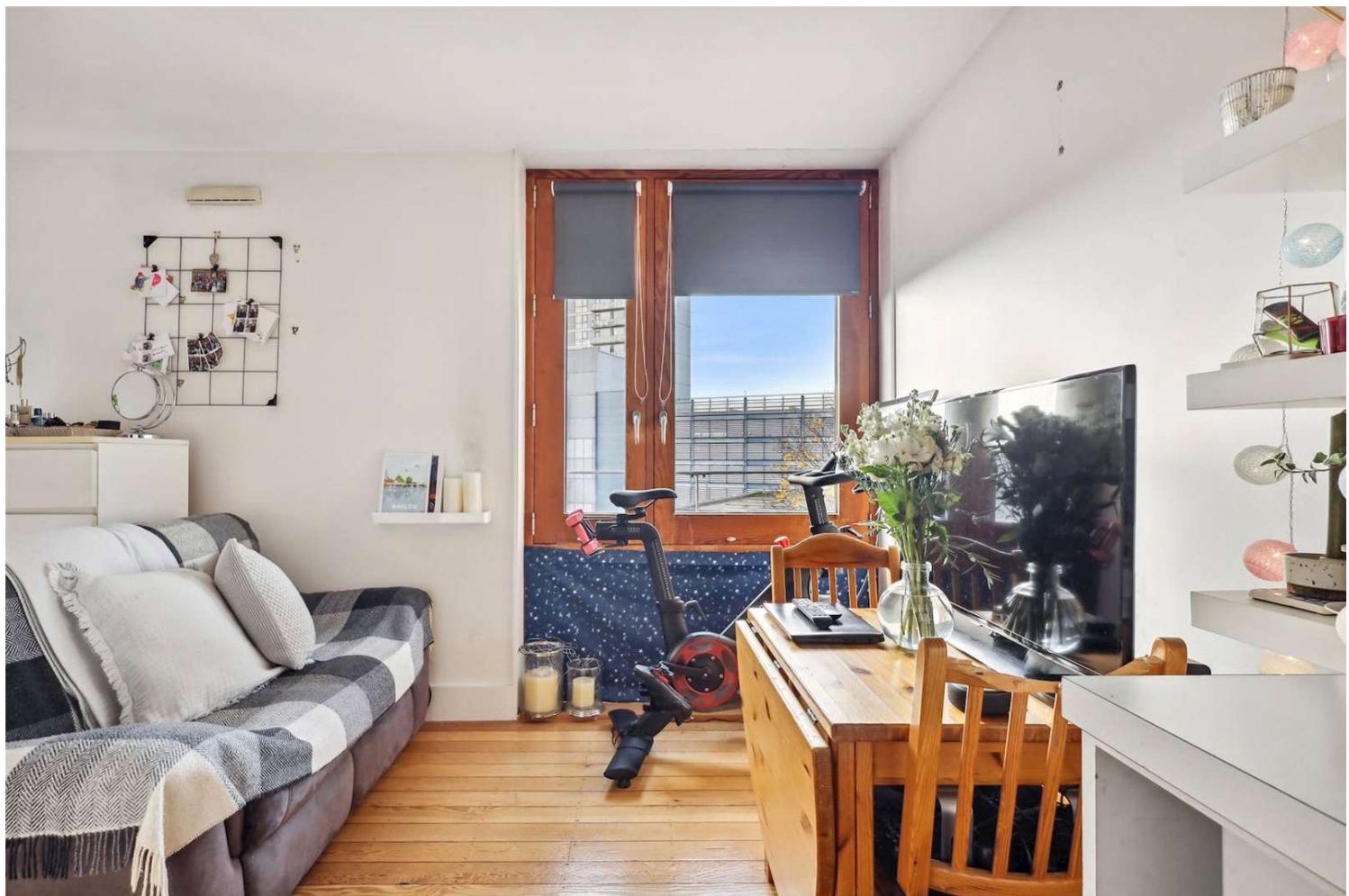
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Garratt Lane, Earlsfield, London, SW18

Guide Price: £220,000



- Leasehold
- Well-presented studio apartment
- Conveniently located on

Garratt Lane

- Overlooks the River Wandle in central Wandsworth
- Moments from the Southside

A well-balanced studio apartment, conveniently located on Garratt Lane, offered to the market with no onward chain.

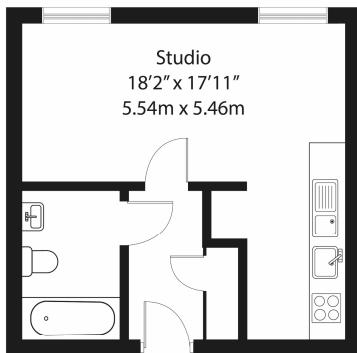
The property is set on the upper floor of a modern block and internally the apartment features a bedroom area, a centralised living space, a family bathroom and a neutral-toned kitchen.

Nestled in a desirable spot overlooking the River Wandle in central Wandsworth, the property is just moments from the Southside Centre, which features a variety of shops, bars, restaurants, and a cinema. Wandsworth Town railway station is also nearby for easy commuting.

Council Tax Band: C

Service Charge (per annum): £1,008.00

Ground rent (per annum): £200.00



Approx total floor area: 327.2 Sq Ft - 30.4 Sq M

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	71
(55-68)	D	71
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC