Garratt Lane, Tooting Broadway, SW17

2 bedroom flat - £450,000 leasehold

Tooting Sales

Garratt Lane, Tooting Broadway, SW17

£450,000 leasehold 2 bedroom flat

Foxtons.co.uk/11252611

Fantastic flat set on the first floor of a period conversion, boasting 2 good size bedrooms, a bright reception room, a separate kitchen and a fantastic location moments from Tooting Broadway underground station.

KEY FEATURES

- Fantastic first floor flat
- 2 good sized bedrooms
- Very bright reception room
- Well presented throughout
- Smart period period conversion
- Moments from Tooting Broadway Station
- Surrounded by local shops and moments away form Tooting market

LOCAL AREA

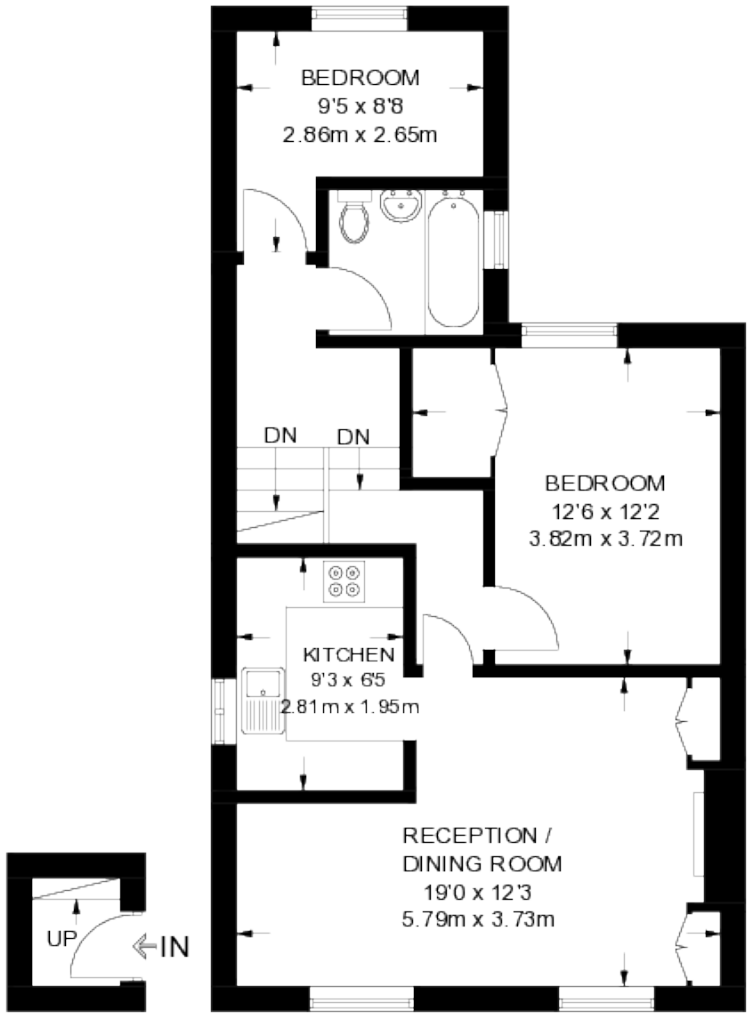
Moments from Tooting Broadway Station, surrounded by local shops including cafés, convenience stores and mini-markets, and close to the green open space.

Tooting Broadway Underground Station
Northern line, Zone 3

Tooting Bec Underground Station
Northern line, Zone 3

Tooting Rail Station
Thameslink line, Zone 3

Representation of current layout, gross internal floor area is approximately 607 Sq Ft (Sq M)



GROUND FLOOR
15 SQ FT / 1.4 SQ M

FIRST FLOOR
597 SQ FT / 55.5 SQ M

APPROXIMATE GROSS INTERNAL AREA
612 SQ FT / 56.9 SQ M

This plan has been drawn for illustrative and identification purposes only.

Foxtons Tooting

62 Tooting High Street
London SW17 0RN

Tooting@foxtons.co.uk
020 3728 2150

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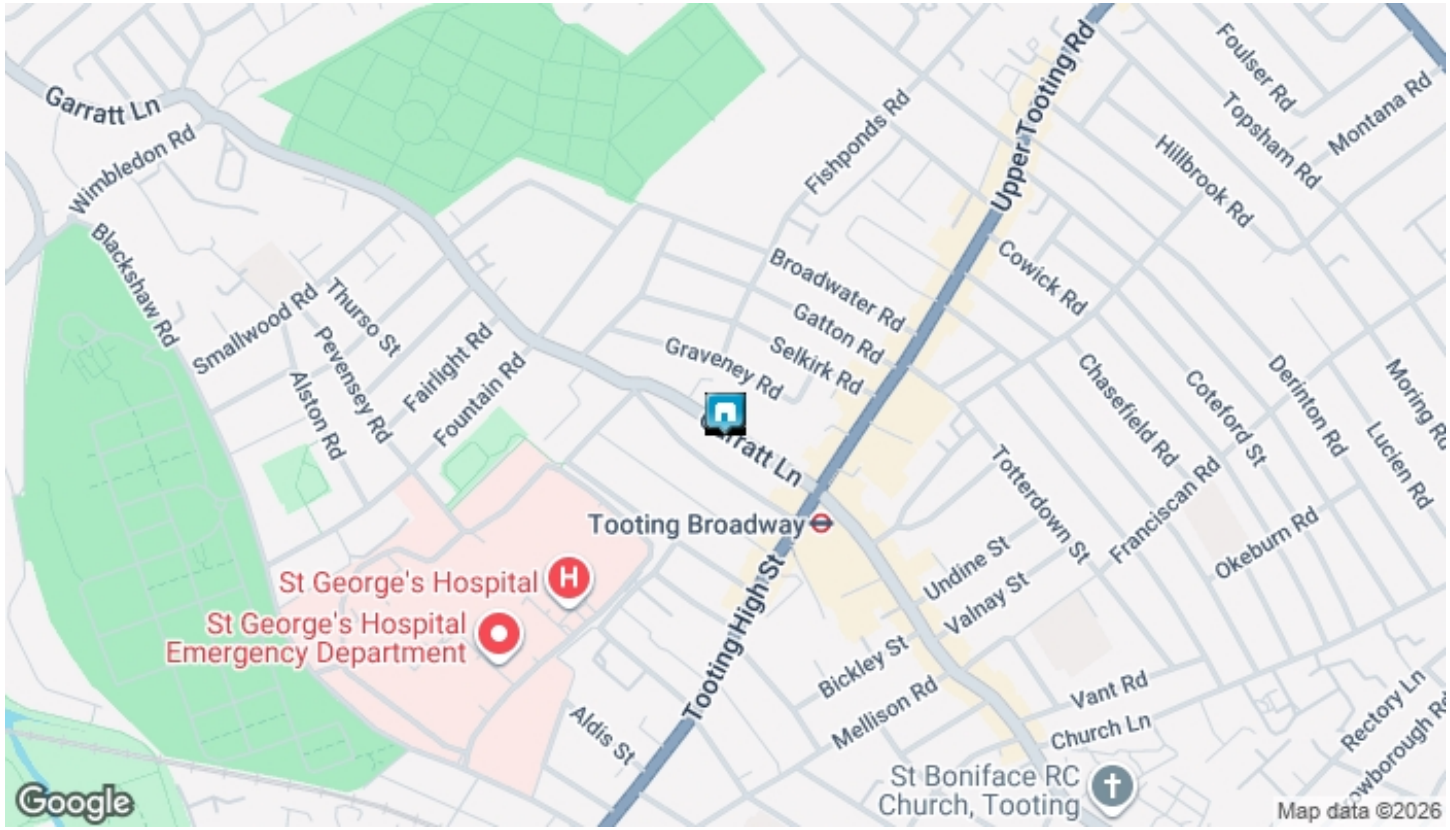

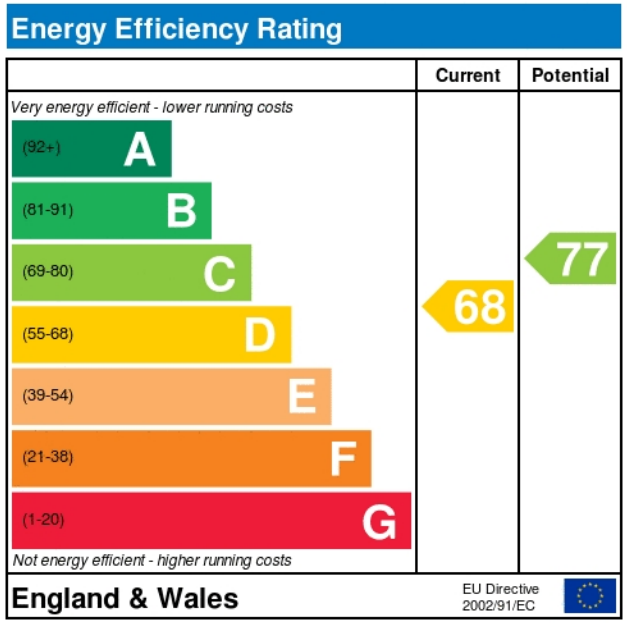

Tenure	**Leasehold**
Lease Expires	**28/09/2201**
Ground Rent	**£0.00**
Service Charge	**£1,000.00**
Local Authority	**Wandsworth (Main Part Of Borough)**
Council Tax	**£880 per year (Band C)**

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TOOT

The Property Ombudsman

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