



Garratt Lane, SW17

£435,000 *Leasehold*



A stunning two-bedroom ground floor apartment situated within Bellamy House, on Garratt Lane.

KEY FEATURES

- Two Double Bedrooms
- Ground Floor Apartment
- Spacious Reception Room With Bay Window
- Separate Fitted Kitchen
- Modern Bathroom
- Approx. 669 Sq. Ft. Of Internal Space
- Excellent Transport Links



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Arranged over, 669 sqft., the property offers well-proportioned accommodation throughout, comprising a bright and spacious reception room with a charming bay window allowing plenty of natural light, a separate fitted kitchen with ample storage and workspace, two generous bedrooms, and a modern family bathroom. Throughout the property there are high ceilings and beautiful modern decoration. The flat further benefits from a brand-new boiler.

The principal bedroom is particularly well-sized, while the second bedroom provides excellent flexibility as a guest room, home office, or additional living space. The apartment benefits from a practical layout, excellent room proportions, and approximately 669 sq. ft. of internal accommodation.





Bellamy House is ideally located close to the amenities of Tooting, with easy access to the popular cafés, restaurants and shops along Tooting High Street. Excellent transport links are nearby, including Tooting Broadway Underground Station and local bus routes, providing convenient access into Central London.

MATERIAL INFO

Tenure: Leasehold

Term: 88 year and 4 months

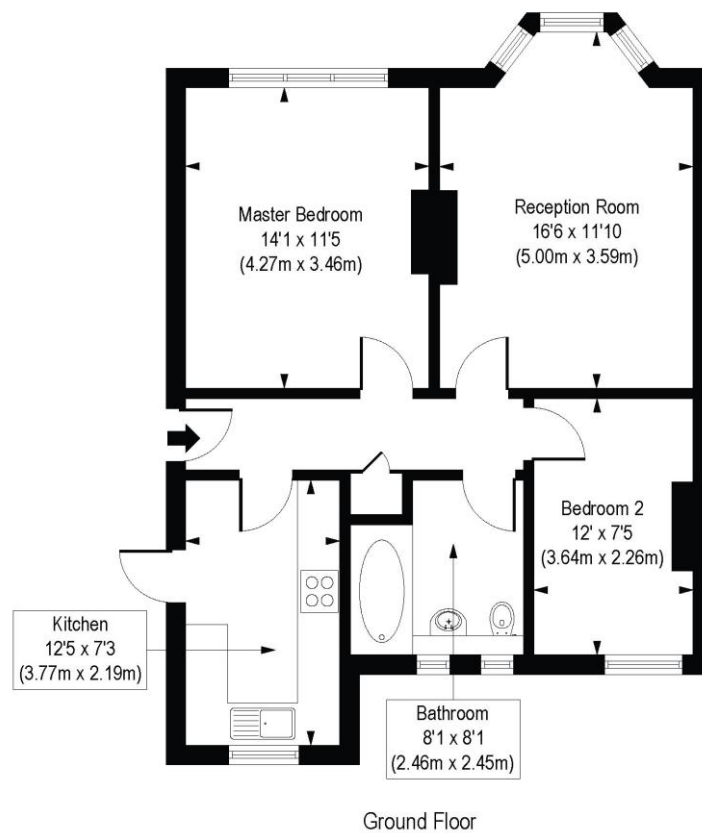
Service Charge: £1352 per annum

Council Tax Band: B

EPC rating: To be confirmed

Bellamy House, Garratt Lane, SW17

Approx. Gross Internal Floor Area 669 sq. ft / 62.18 sq. m



Ground Floor

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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