



 RAMPTON  
BASELEY

GARRATT TERRACE, SW17 / SHARE OF FREEHOLD

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THIS STUNNING THREE DOUBLE BEDROOM FLAT HAS BEEN CLEVERLY ARRANGED OVER THE GROUND FLOOR LEVEL, BOASTING A TREMENDOUS SENSE OF LIGHT AND SPACE. THE ENTIRE BUILDING HAS BEEN COMPLETELY REFURBISHED, COMPLYING WITH THE CURRENT BUILDING CONTROL REGULATIONS, FOR ACOUSTIC TESTING AND SOUND PROOFING ETC.

Located at the rear of the property is a spacious open plan kitchen living room with parquet wooden flooring throughout. The kitchen itself has been beautifully finished with good quality wall and base units, modern integrated appliances and composite stone worksurfaces. There is plenty of room for a dining table as well as everyday living and entertaining. A large skylight floods the room with an abundance of natural light and sliding concertina doors at the rear open to a private South-West facing garden.

Three good sized double bedrooms are located toward the front of the property, each benefit from built-in wardrobes and neutral décor throughout, with the larger of the bedrooms benefitting from a luxurious en suite bathroom. Furthermore, a modern family bathroom and separate downstairs cloakroom are also available and complete the ground floor accommodation. The finish throughout is exceptional and it is clear no expense has been spared with regard to the materials, fittings and workmanship.

This superb property is located on Garratt Terrace, between the junctions of Tooting High Street and Garratt Lane. An ideal location for Tooting's varied and abundant restaurants, bars and gastro pubs. Transport can be found at Tooting Broadway Underground station, approximately a five-minute walk away, with its excellent connections to the City and West End via the Northern Line.



THREE DOUBLE BEDROOMS |  
OPEN PLAN KITCHEN LIVING |  
MODERN BATHROOM | EN SUITE  
BATHROOM | PRIVATE SOUTH-  
WEST FACING GARDEN |  
EXCEPTIONALLY HIGH FINISH





**GARRATT TERRACE  
TOOTING  
LONDON SW17**

APPROXIMATE INTERNAL FLOOR ( LIVING ) AREA  
878 SQ.FT. / 81.6 SQ.M.



GROUND FLOOR

FLOORPLAN DRAWN PRIOR TO COMPLETION OF BUILDING WORKS

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FLOORPLAN PRODUCED FOR "RAMPTON BASELEY" by www.floorplanners.co.uk  
This plan is proportionally correct, but not to a given scale, and is for guidance only, and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
Where a room has a sloping ceiling, the dotted line marks 1.5m height, and the measurements are shown at floor level.

**IMPORTANT:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF RAMPTON BASELEY ESTATE AGENTS

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