

**Garratt Lane  
Tooting, SW17 0LS**

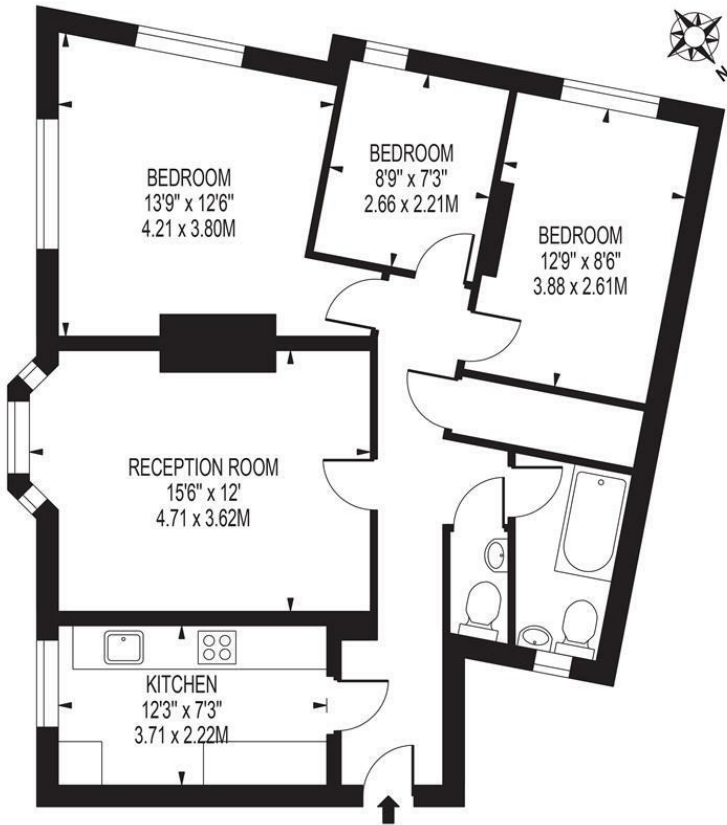
**£450,000 Leasehold**



**A well presented three double bedroom ground floor mansion flat located close to both Tube Station and great local Amenities. Comprising of a spacious fitted kitchen, great sized reception, three double bedrooms, modern fitted bathroom and a separate W/C. This property is being sold with no onward chain and is ideally suited to the first time buyer looking for a great flat in a great location.**

# BELLAMY HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 809 SQ FT - 75.20 SQ M



**GROUND FLOOR**

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



- Three Double Bedrooms
- No Onward Chain
- Separate Fitted Kitchen
- Access To Garden
- Close To Tube Station
- Great Local Amenities
- EPC Rating : C
- Wandsworth Council Tax Band : C
- Lease : 215 Years From 20 January 1989
- Service Charges (Per Annum) : £1,450.00. Ground Rents (Per Annum) : Peppercorn

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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