



**SEYMOURGREEN**

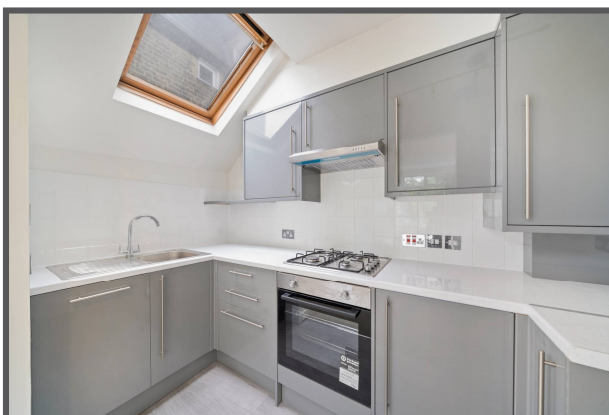
AT THE HEART ♥ OF YOUR MOVE

## Garratt Lane, Earlsfield, London, SW17

- ♥ Two Double Bedroom Ground Floor Flat
- ♥ Brand New Fitted Kitchen & Bathroom
- ♥ Newly Refurbished Throughout
- ♥ Private 22ft Rear Garden
- ♥ Chain Free No Onward Chain
- ♥ 629 Sq Ft (58.41 Sq M)

A rare opportunity to purchase this beautifully refurbished two double bedroom ground floor garden flat, forming part of a handsome period conversion on Garratt Lane, Earlsfield. Offered chain free, this stylish home is ready to move straight into. The flat has been finished to a high specification throughout, with a brand new fitted kitchen open-plan to the bright reception room, and a new bathroom fitted with a sleek white suite. Both bedrooms are genuine doubles, offering flexibility for professional sharers, couples, or those needing a home office. Outside, the flat benefits from its own private 22ft rear garden, this is a standout spot for buyers needing easy access to St George's Hospital, and commuters will love being just a short walk from Tooting Broadway Station, offering fast Northern Line links into central London. With 101 years remaining on the lease, the benefit of Right to Manage, and no onward chain, this property ticks every box for a smooth, straightforward purchase.

# For Sale: £400,000



Seymour Green, 483 Merton Road, London SW18 5LE

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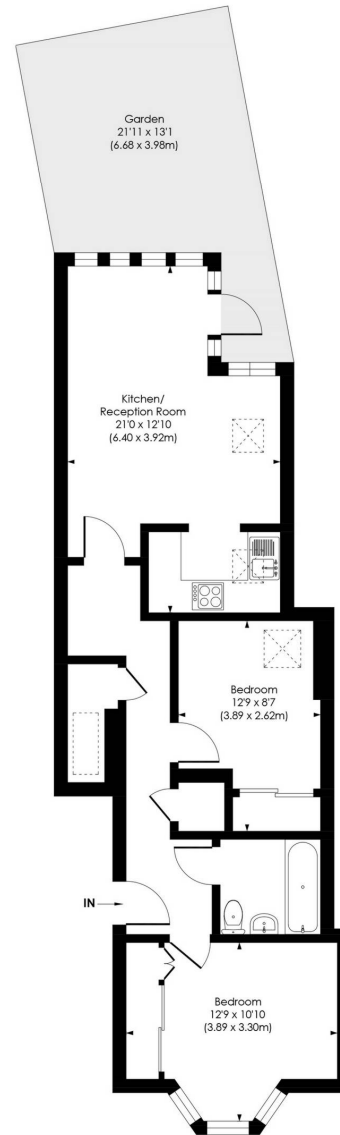


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**GARRATT LANE - SW18**

Approx. Gross Internal Floor Area  
**629 Sq. ft/58.41 Sq. m**



GROUND FLOOR

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PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale.  
All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

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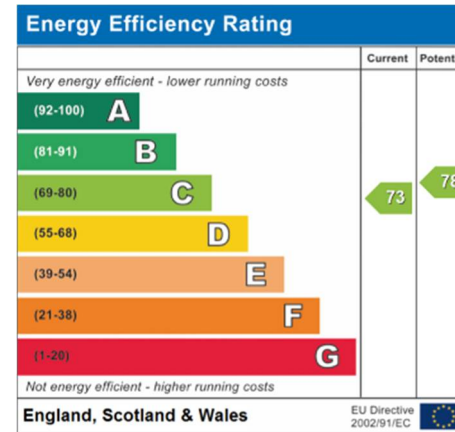


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**IMPORTANT NOTICE**  
Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.

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