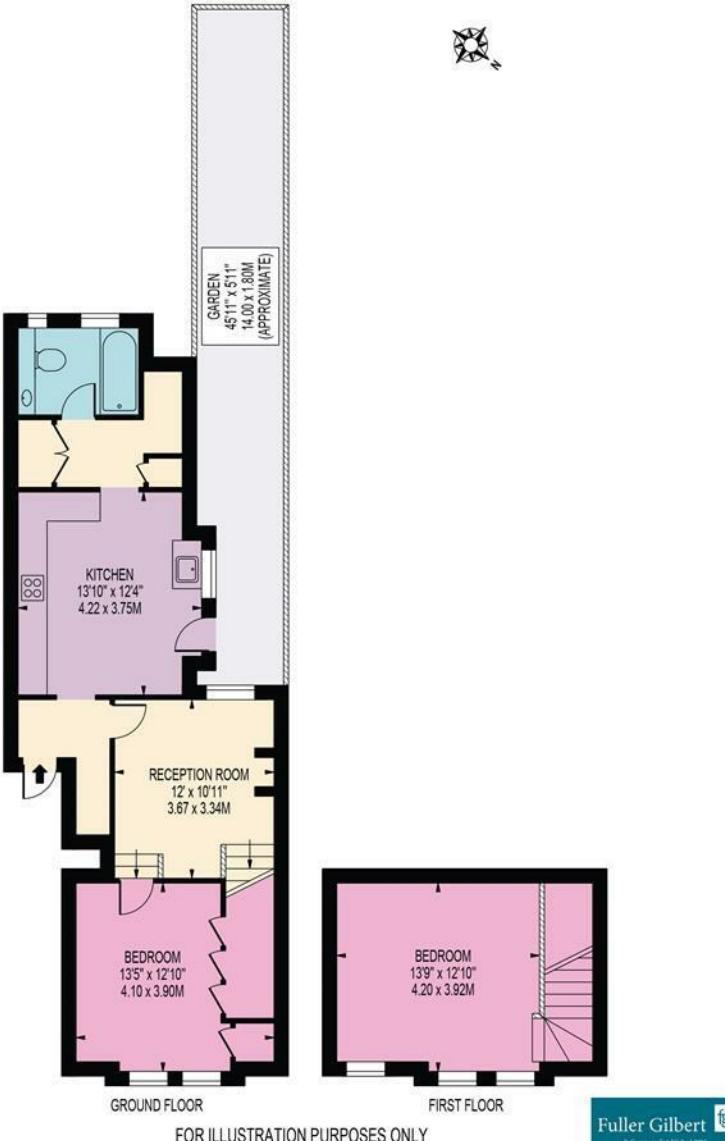


**GARRATT TERRACE**  
APPROXIMATE GROSS INTERNAL FLOOR AREA: 824 SQ FT - 76.52 SQ M



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.

Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement.

95 High Street Wimbledon SW19  
020 8016 9700  
wvlettings@fullergilbert.co.uk

**Fuller Gilbert**  
& Company  
Est. 2001

[www.fullergilbert.co.uk](http://www.fullergilbert.co.uk)

38 - 40 Gloucester Road SW7  
020 7581 0154  
sklettings@fullergilbert.co.uk

**for  
rent**

• Estate Agents • Valuers • Development Consultants • Property Consultants • Private Office • Asset & Capital Management

**Garratt Terrace, Tooting, SW17 0QE**

**TO RENT £2,500 PCM**



**Fuller Gilbert**  
& Company  
Est. 2001





## THE LOCATION

Tooting, a large area comprising of the lively Tooting Broadway and open green spaces of Tooting Bec. Both lying on the Northern Line offering direct access to Central London. Home to a mix of attractive features including Tooting Bec Lido, St Georges Hospital, Tooting Market, and an abundance of restaurants, public transport, gyms, pubs & bars, parks and schools



## THE PROPERTY

A fantastic split level 2 bedroom garden flat located within minutes of Tooting Broadway Tube and St Georges Hospital. Comprising of Two double bedrooms, kitchen with dining area, reception room, family bathroom and a private garden. Ideal for a couple and great location for St Georges hospital.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		78
(69-80) C		66
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.