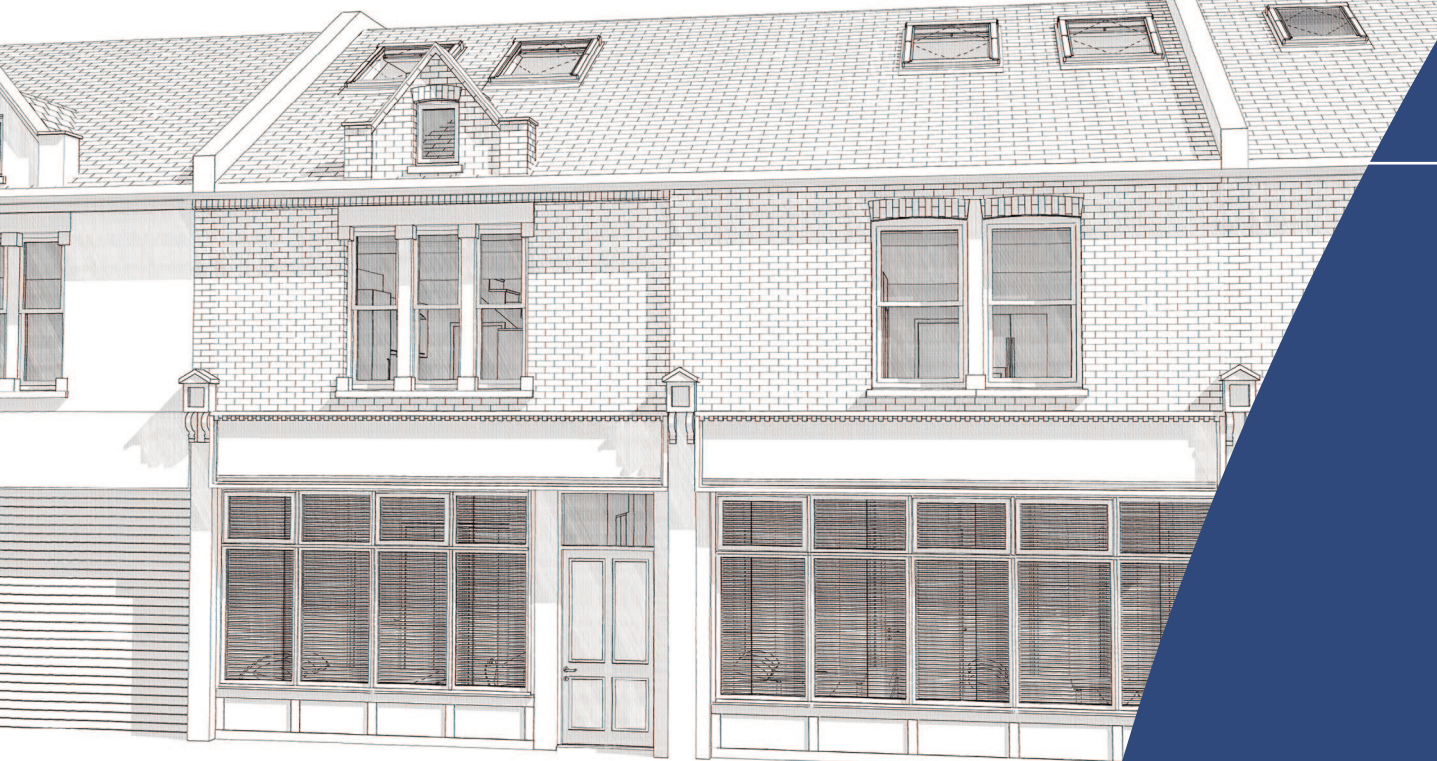


834-836 Garratt Lane, Tooting, London SW17 0NA

An **Excellent** South London consented development,
comprising **5 residential apartments**.



834-836 Garratt Lane,
Tooting, London SW17 0NA



FRONT CGI VIEW

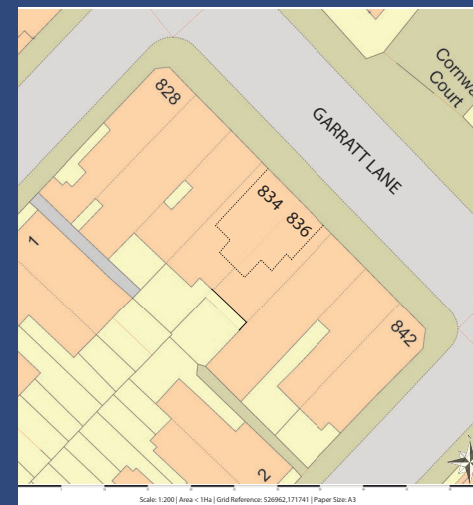


AERIAL VIEW

Site Plan

The site presently consists of a vacant ground floor shop and two 3 x bedroom apartments on ground and first floor.

Within a 8 min walk of Tooting Broadway underground station, located on the Morden branch of the Northern Line providing commuter access to Bank and Charing Cross.



BLOCK PLAN



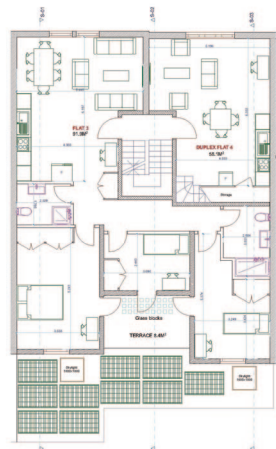
LOCATION PLAN

Proposed Drawings

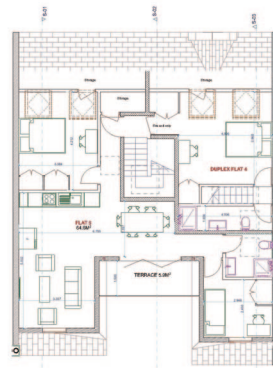
834-836 Garratt Lane,
Tooting, London SW17 0NA



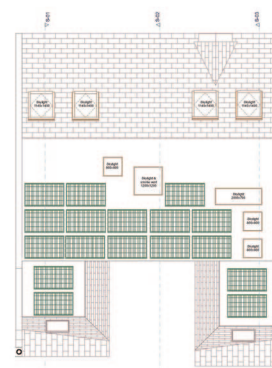
12 GROUND FLOOR 1:100



13 FIRST FLOOR 1:100



14 SECOND FLOOR 1:100



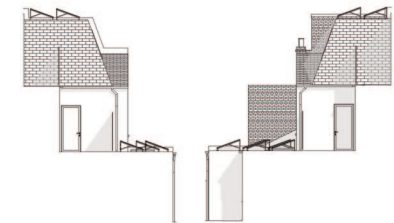
15 ROOF PLAN 1:100



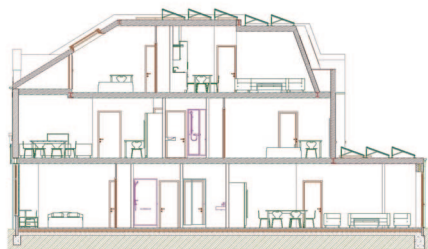
09 REAR ELEVATION 1:100



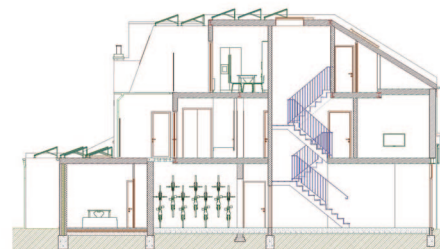
08 FRONT ELEVATION 1:100



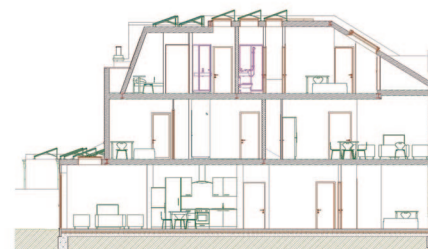
20 SIDE ELEVATION EAST 1:100 19 SIDE ELEVATION WEST 1:100



16 SECTION 01 1:100



17 SECTION 02 1:100



18 SECTION 03 1:100



INDIGO BLUE WORKS LIMITED	
124 ALEXANDRA ROAD LONDON SW19 7JY	
TEL: 020 8947 7545 020 8947 8835	
INFO@INDIGOWORKS.CO.UK	
DATE: 26/08/2024	REF: MARCHMONT
SITE: 834-836 GARRATT LANE LONDON SW17 0NA	
DRAWING No. 3184	REVISION No. 2
SCALE: 1-100 @ A1	

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Accomodation

834-836 Garratt Lane,
Tooting, London SW17 0NA

PLOT	Floor	No. of beds		m ²	ft ²
1	Ground	3	Garden	87.3	940
2	Ground	1	Garden	50.4	543
3	First	3	Balcony	93	1001
4	First / Second	1 Duplex	N/A	50.4	543
5	Second	2	Balcony	76	818

Contact

Method of sales

The Property will be sold by way of informal tender (unless sold prior). Unconditional offers are sought for the freehold interest.

A successful bidder will be required to provide information to satisfy the requisite AML requirements when Heads of Terms are agreed.

Viewings

The property can be inspected via Garrett Lane, should an internal inspection be necessary, Marchmont will arrange access, strictly by appointment only.

Further information

Further information, including planning, technical and legal documentation, is available upon request.

Title and Tenure

The site is registered freehold under the title number: SGL186785 & SGL289854 and will be sold with vacant possession.

VAT

We understand that the property is not elected for VAT.



Ashley Miller

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Kevin Davies

Director

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