

Printwork Apartments, London Road, Sutton, SM3

£259,995 Leasehold

2 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



Summary:

The Printworks is a stunning development of 76 apartments converted from the old Surrey Herald offices and printing presses. This third floor apartment has been finished to a very high specification and boasts a modern fitted kitchen complete with integrated appliances, open plan reception room with Juliette balcony, modern bathroom with double shower cubicle and two bedrooms, one of which comes complete with built in storage space. The property also benefits from a concierge service, lift, and allocated parking. The property is available with no forward chain and vacant possession. This beautiful two bedroom apartment is less than a mile from North Cheam & Stonecot Hill which boasts an array of shops and restaurants, This location further benefits from great transport links into London and is within easy reach of Morden Tube station.

Modern Apartment

Two Bedrooms

'L' Shaped Sitting / Kitchen-Diner

Modern Fitted Shower room/W.C

Juliet Balcony

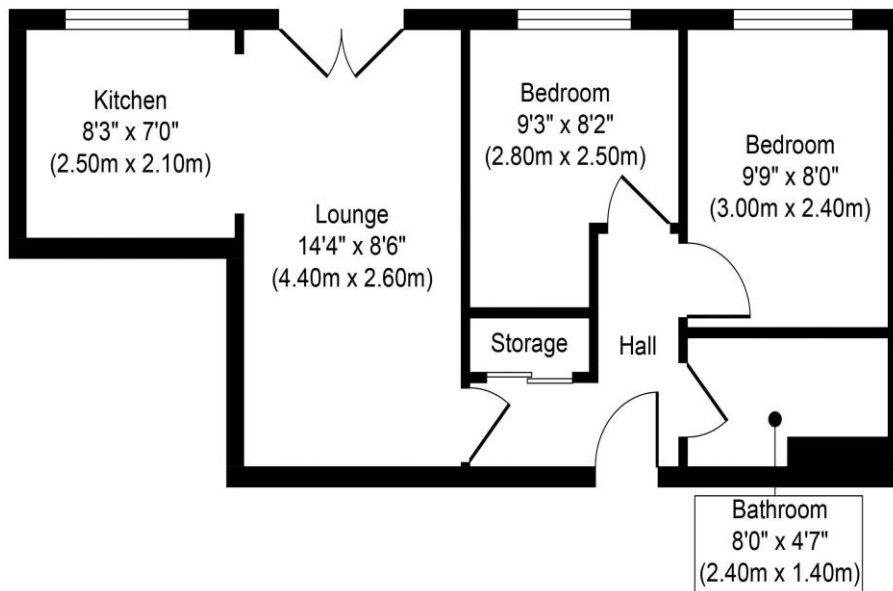
Concierge Service

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Approximate Floor Area
37.90 sq. ft
(408 sq. m)

76 Printwork Apartments

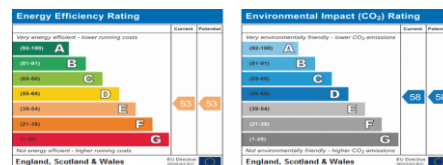
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure: Leasehold

Council Tax: D

Local Authority: London Borough of Sutton

EPC Rating: E



MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.