



**A beautiful, spacious 1 bedroom Penthouse Apartment in a Georgian style character building , with fantastic views over London and benefitting from an open-plan contemporary kitchen offering generous entertaining space and a large Master bedroom with En-suite bathroom. The property is located next to The Warren Recreation Ground and is minutes walk from shops and cafes etc. Sutton Mainline and Carshalton Beeches station are also within walking distance with excellent services into London.**





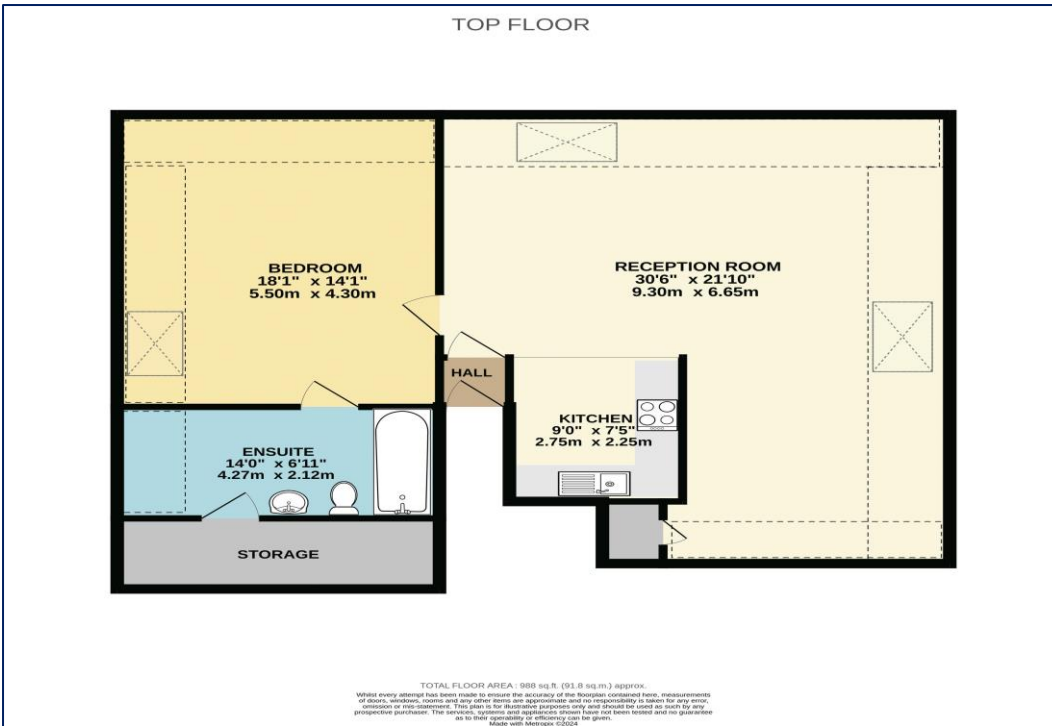
**\*Spacious Open Plan Contemporary Penthouse  
Apartment \*Residents Parking  
\*Master Bedroom with En-Suite bathroom  
\*Abundance of Storage**



Offered to the market is this beautiful 1 bedroom Penthouse apartment, with in excess of 1000 sq ft of space. This property has stunning views over London and offers modern open plan living including a well appointed kitchen, vaulted ceiling and flexible living / dining area. Along with a great size bedroom, modern sizeable en - suite bathroom, communal garden and residents parking.

The property is situated superbly within 0.5 miles to Carshalton Beeches Station, along with a selection of shops, eateries and other transport links. Internal viewing is highly recommend to appreciate what this property has to offer.





**Council Tax - D**  
**Local Authority: London Borough of Sutton**  
**Tenure - Leasehold**



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	66 D
39-54	E		
21-38	F		
1-20	G		



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