



## Gatton Close, Sutton

£345,000



2



1



1

Leasehold | EPC rating: C

- 2-Bed First Floor Maisonette
- Loft access and Ample Storage
- 931-year Lease & Share of Freehold

- South-facing Balcony & Communal Garden
- Leasehold Garage in The Chilterns
- Chain Free

# BELVOIR!

Property is personal

Email  
[sutton@belvoir.co.uk](mailto:sutton@belvoir.co.uk)

Phone  
**02038593444**



## Description

Nestled within the sought-after location in South Sutton, this delightful two-bedroom first floor maisonette offers a harmonious blend of classic design and modern convenience. The property exudes timeless charm, making it an ideal home for first-time buyers, young professionals, or discerning investors.

This charming flat offers a spacious living area with a connected balcony, perfect for both relaxation and entertaining, along with two large double bedrooms that provide a comfortable retreat. The separated kitchen is equipped with essential appliances and ample storage, catering to all culinary needs. Retaining its original mid-century architectural features, the property exudes character and timeless appeal, making it a unique and inviting space to call home.

Situated in a prime location, this property is surrounded by outstanding schools, including Harris Academy Sutton, Avenue Primary Academy and Devonshire Primary School. Commuters will appreciate the convenience to Sutton or Belmont Train Station, providing swift connections to central London.

This exceptional property comes with no onward chain and would make a wonderful home or investment purchase. Other outstanding benefits include a remarkable 931-year lease with a share of freehold, well-maintained communal garden, en-bloc garage, gas central heating and good energy efficiency. Don't miss this chance to embrace the unparalleled lifestyle that comes with owning a home in a beautiful community. Call now!

## Photographs



Rooms

Reception Room

4.57m x 3.52m (15'0" x 11'6")

Dining Area

2.92m x 1.93m (9'7" x 6'4")

Bedroom 1

3.92m x 3.6m (12'11" x 11'10")

Bedroom 2

3.92m x 3m (12'11" x 9'10")

Kitchen

3m x 2.12m (9'10" x 7'0")

Bathroom

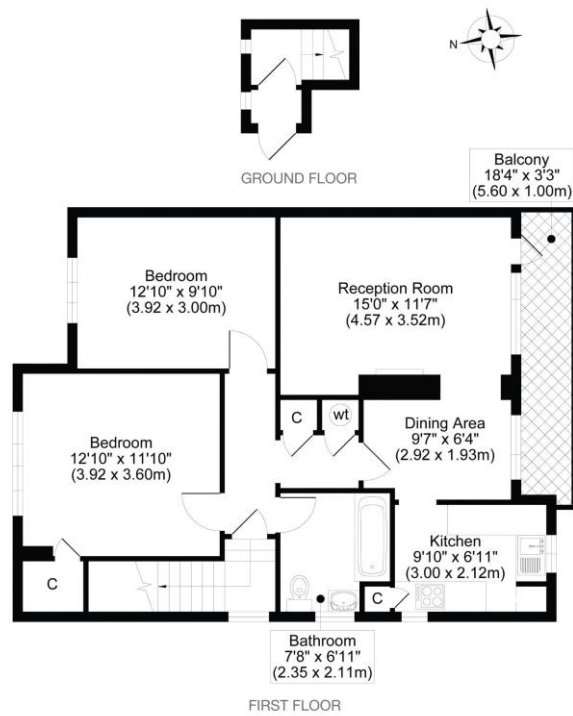
2.35m x 2.11m (7'8" x 6'11")

Balcony

5.6m x 1m (18'5" x 3'4")

## Floorplan

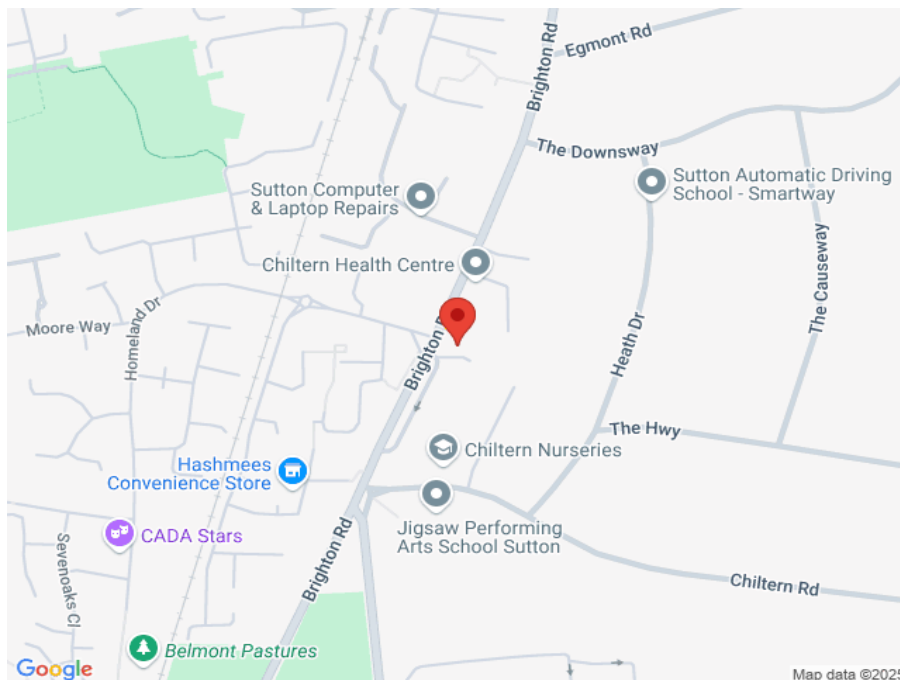
GATTON CLOSE, SM2  
TOTAL APPROX FLOOR PLAN AREA 824 SQ.FT (77 SQ.M)



All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

optic  
MEDIA  
optimedia.co.uk

## Map



[belvoir.co.uk/sutton-estate-agents](http://belvoir.co.uk/sutton-estate-agents)