

# Butler's

thoughtful estate agency



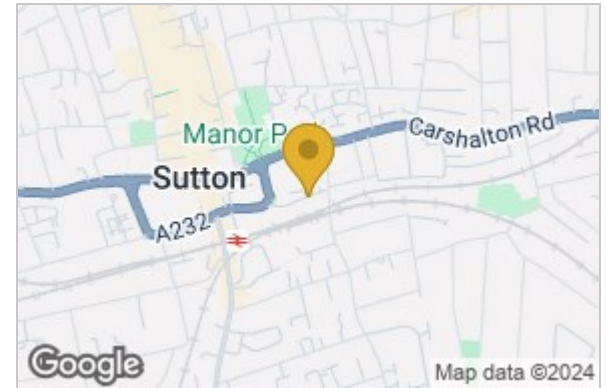
Sutton Court Road  
Sutton, SM1 4FF  
Guide price £325,000



# Sutton Court Road, Sutton, SM1 4FF

Guide Price £325,000 - £350,000 If you are looking to buy an upmarket apartment in a prestigious, landmark development, we're sure you are finding that there is very little choice of quality apartments on the market, with you possibly having to settle for something that isn't quite right. The great news is that Leben Court just ticks so many boxes, with this particular property being offered in excellent condition throughout. Also being positioned within an incredibly handsome building, you'll love pulling up to the block after a hard day at work and into your lovely home, which is such a fantastic place to live. The spacious layout covers all bases and a real crowd-pleaser, with all the rooms being in perfect harmony with each other. The contemporary kitchen is a great place to cook up a storm in, with a large amount of work surfaces, perfect for when your guests come over and you throw one of your famous dinner parties. Additionally, the sumptuous open plan lounge really is a huge space, with enough room to not just relax in, but also to dine comfortably. When this happens and you offer your friends to spend the night, this is an apartment with an 'ace up its sleeve'. The master bedroom is a genuine double size, which is also the case in the second bedroom, with both rooms boasting integrated wardrobes. So, what about location? Well, you really are in arguably the most sought after area in Sutton for apartment living, being centrally located and within a short walk into town, with a vast selection of shopping facilities, restaurants and bars and Sutton mainline station getting you into London in under half an hour. So, downsides? Well, if you consider the property also has gated underground parking, we're struggling to find any!

## Area Map



### THIRD FLOOR

Hallway

Living/Dining Room/Kitchen  
17'7 x 14'2 (5.36m x 4.32m)

Bedroom  
14'3 x 9'9 (4.34m x 2.97m)

Bedroom  
13'0 x 10'2 (3.96m x 3.10m)

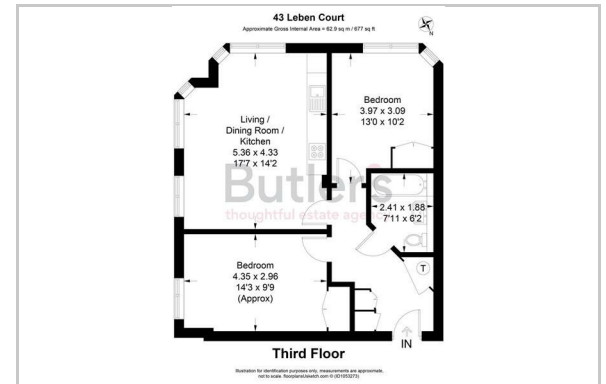
Bathroom  
7'11 x 6'2 (2.41m x 1.88m)

### OUTSIDE

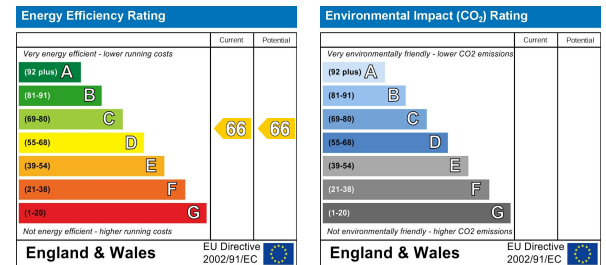
Gated Allocated Parking



## Floor Plan



## Energy Efficiency Graph



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