

# Butler's

thoughtful estate agency

Sutton Court Road  
Sutton, SM1 4SY  
Guide price £400,000

BURN-AND-WARNE

BANK HOUSE

Ormani  
Wholesaler  
020 8467 7212

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## Sutton Court Road

Sutton, SM1 4SY

GUIDE PRICE £400,000 - £415,000  
Bank House is a modern, lift-serviced apartment that offers penthouse living in the centre of town.

The large open plan living room has ample room for you to dine, with access out to a balcony via double doors, with elevated views over Sutton for alfresco evenings with friends or family.

The open plan kitchen has ample space to cook up a storm in, with modern appliances and a good degree of workspaces.

There are two double bedrooms, with the master benefitting from a stylish en-suite and a further private balcony, perfect for relaxing with a morning coffee. The second bedroom is a fantastic size, and certainly big enough for you to also set up your home office in if you hybrid work. All further rooms are then served by a modern bathroom.

The location is outstanding, with fast and frequent trains to/from Sutton station to London Victoria, London Bridge, Blackfriars, Farringdon, St Pancras for Eurostar connectivity and easy access to Gatwick and Heathrow Airport.

The high street gives access to big branded shops, pharmacies, restaurants/bars/cafes and a range of supermarkets, all within a few minutes walk.

The property is also great for families, with top rated state, grammar, private schools and local library/college all within walking distance.







## FIFTH FLOOR

### Hallway

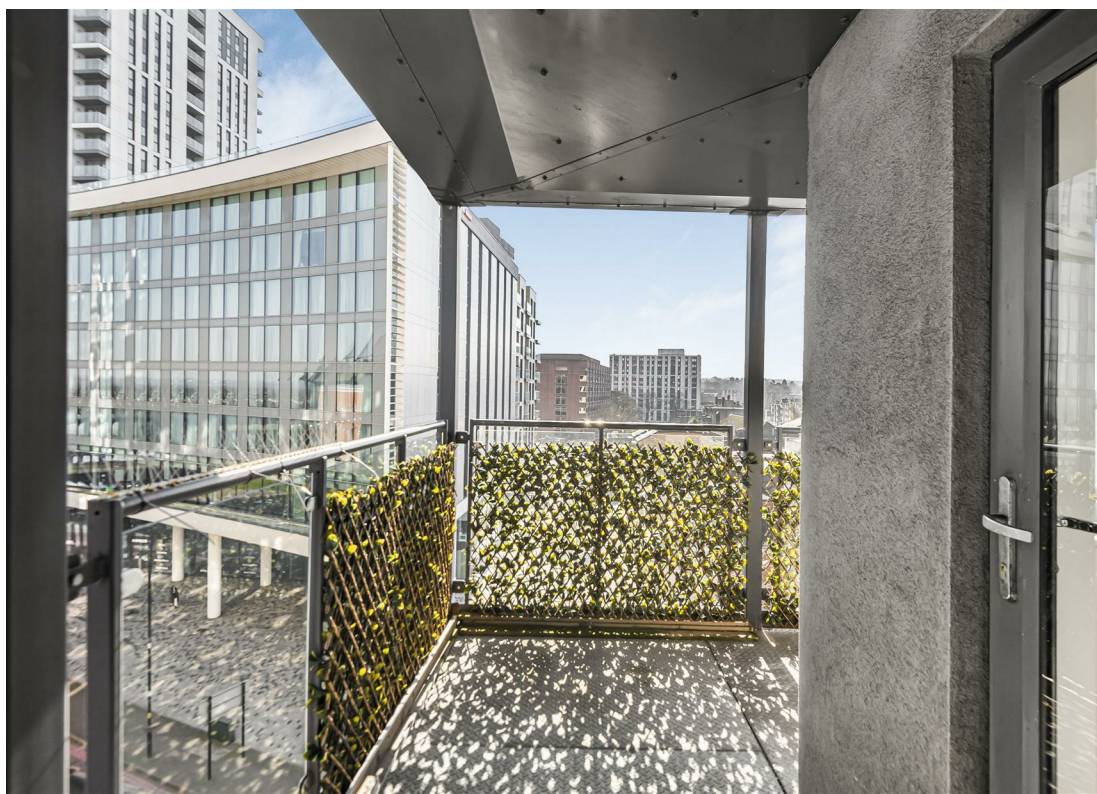
Living/Dining Room/Kitchen  
18'7 x 16'2 maximum (5.66m x 4.93m maximum)

Balcony 1  
16'4 x 13' maximum (4.98m x 3.96m maximum)

Bedroom 1  
13'9 x 13'3 maximum (4.19m x 4.04m maximum)

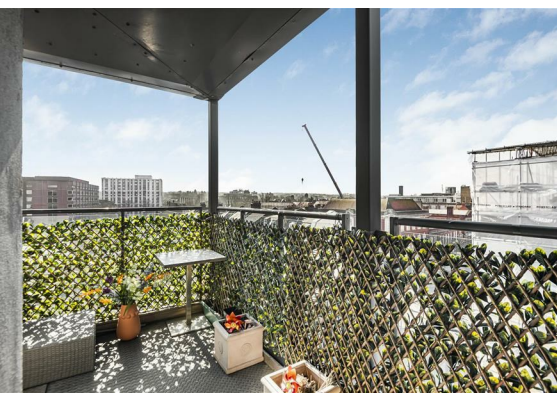
En-Suite  
6'7 x 3'3 (2.01m x 0.99m)

Balcony 2  
17'11 x 12'10 maximum (5.46m x 3.91m maximum )

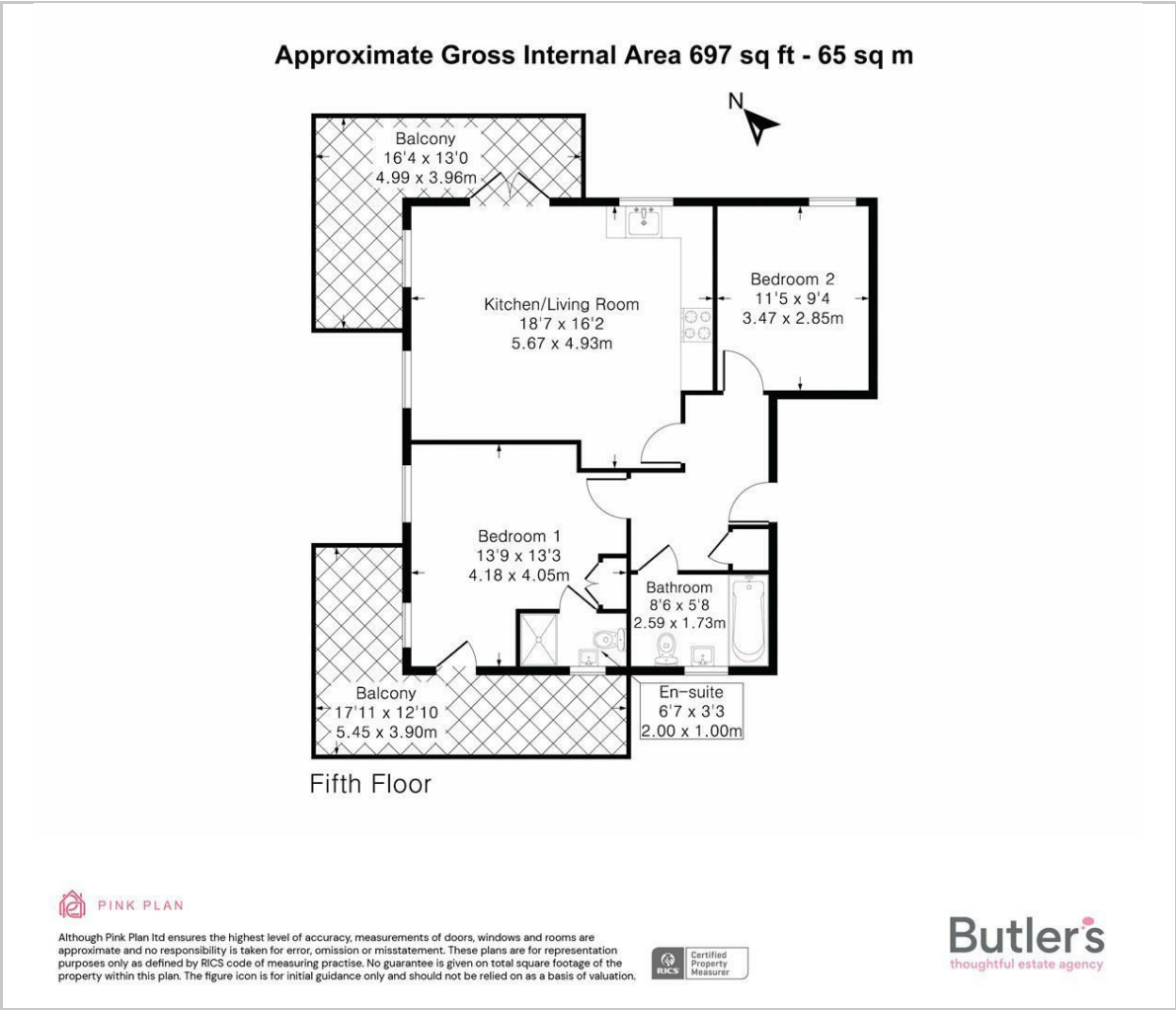


Bedroom  
2 11'5 x 9'4 ( 0.61m 3.48m x 2.84m)

Bathroom  
8'6 x 5'8 (2.59m x 1.73m)



Floor Plan

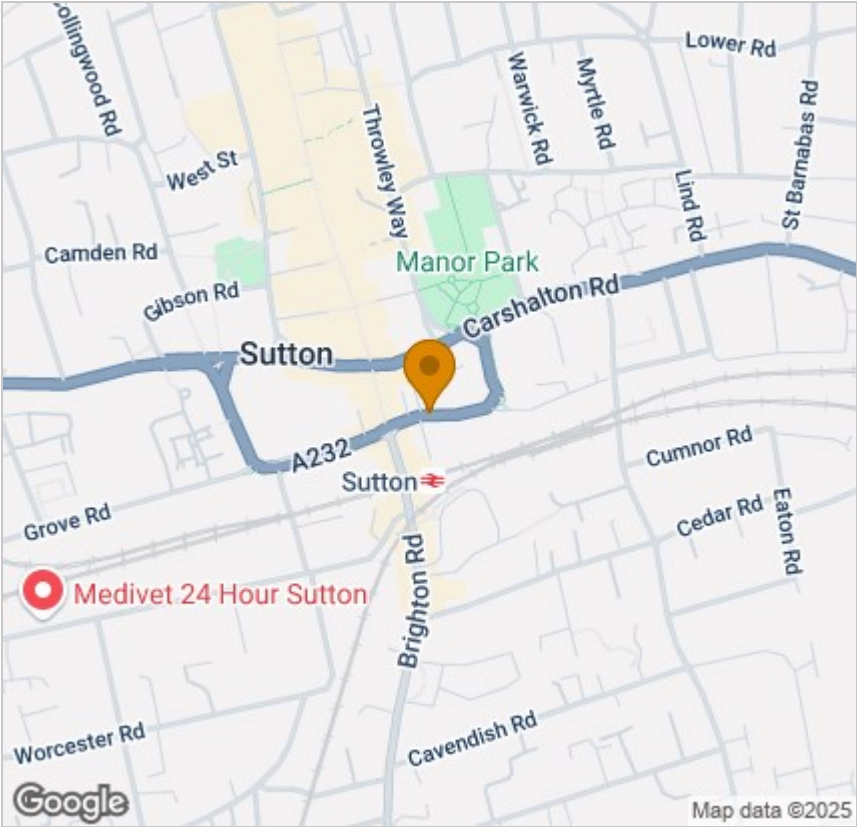


Viewing

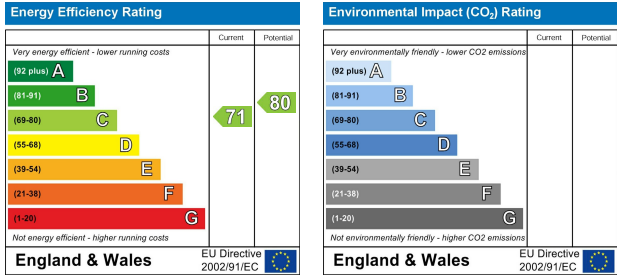
Please contact our Butler's Sales Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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