

34 MULGRAVE ROAD

SUTTON | GREATER LONDON

34

A STYLISH COLLECTION OF 6 LUXURIOUS 3 BEDROOM DUPLEX APARTMENTS, BUILT TO A HIGH SPECIFICATION



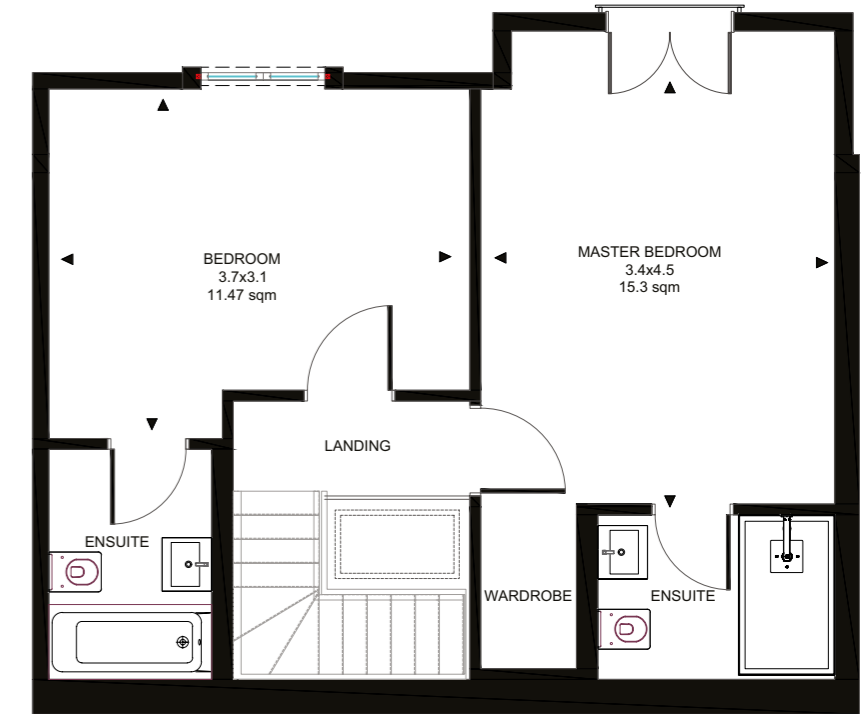
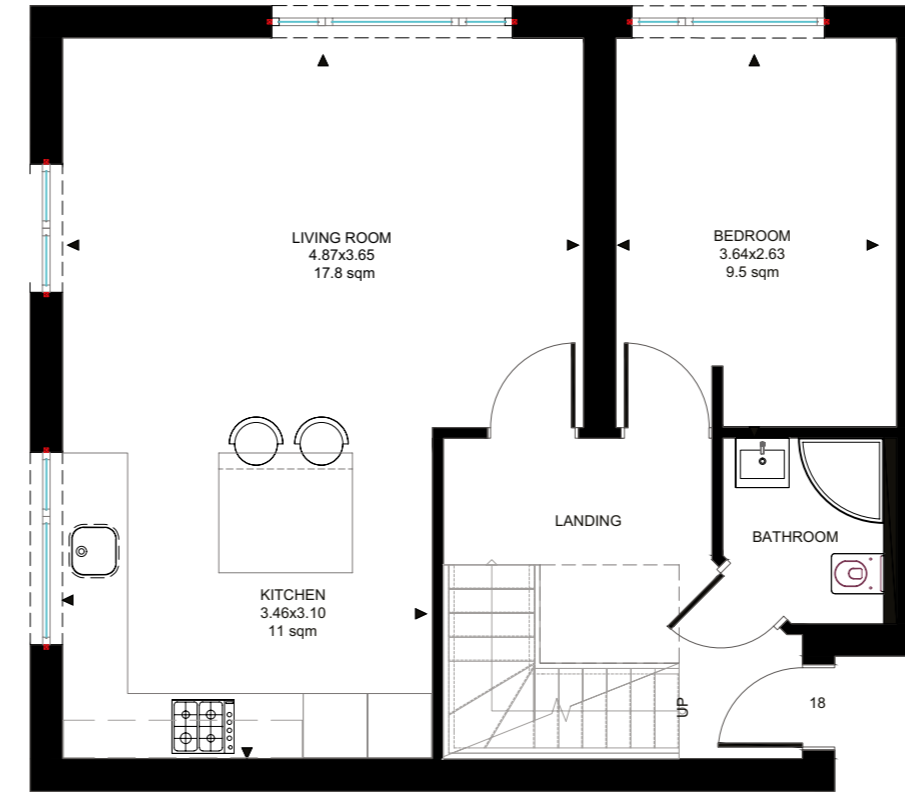
RAOCON IS DELIGHTED TO PRESENT ITS LATEST DEVELOPMENT, 34 MULGRAVE ROAD.

Introducing a rare offering of six high specification duplex apartments. Constructed in the airspace of an existing block, located on a popular residential street, moments away from the widely connected Sutton Railway Station & surrounding amenities found on Sutton High Street. This welcome addition to SM2 brings 4 x generously sized three bedroom & 2X much larger than average two bedroom apartments, spread across two floors & finished with modern interiors blended with a traditional twist.

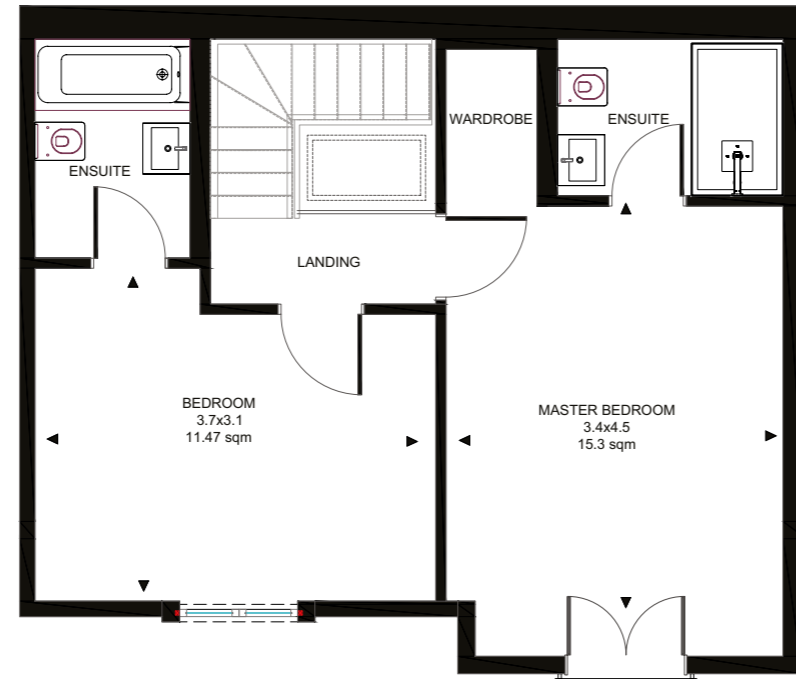
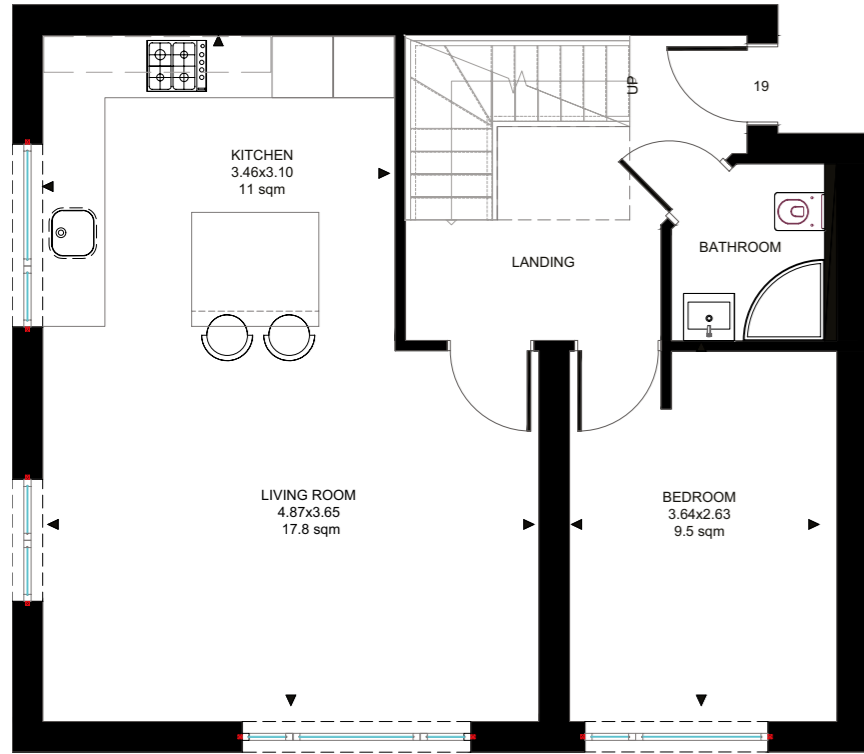
From classic shaker style kitchens, complemented by modern quartz worktops & Siemens integrated appliances, the kitchens are truly a standout feature of these intelligently configured living spaces. You'll further benefit from a separate utility area, w/c on your main floor & LED strip lighting throughout. Each bathroom will benefit from a warm floor, premium sanitary ware & generous proportions. Video door access, off-street allocated parking and lift access are just some of the additional benefits this development offers.



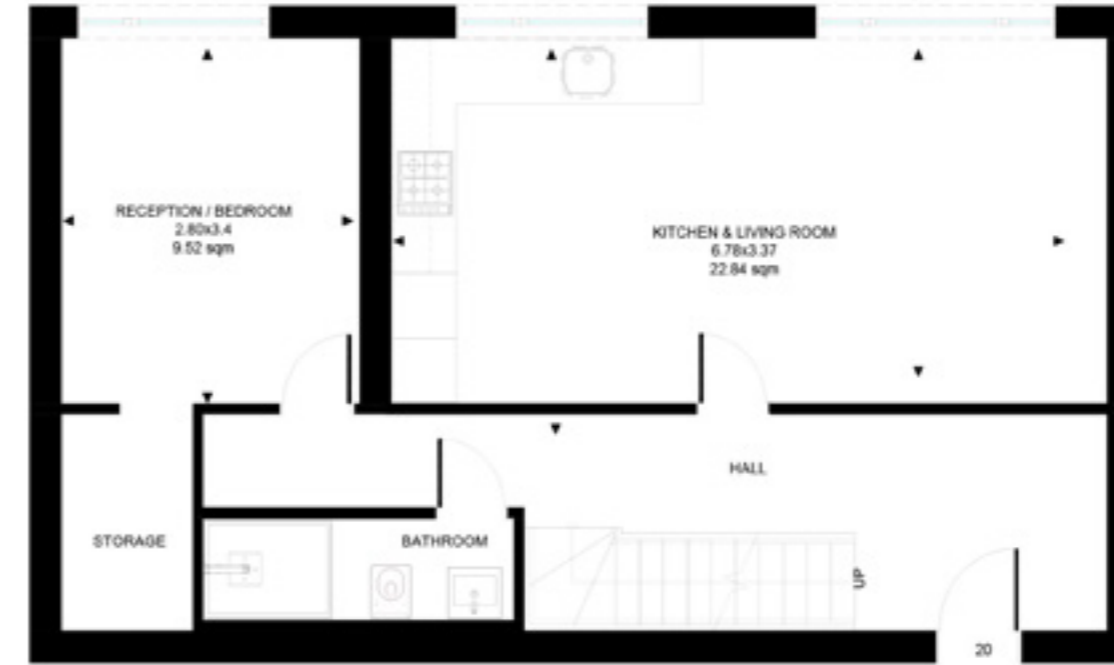
FLAT 18 - THREE BEDROOMS
3RD & 4th FLOOR - 93.5 SQM



FLAT 19 - THREE BEDROOMS
3RD & 4th FLOOR - 93.5 SQM



FLAT 20 - THREE BEDROOMS
3RD & 4th FLOOR - 92.75 SQM

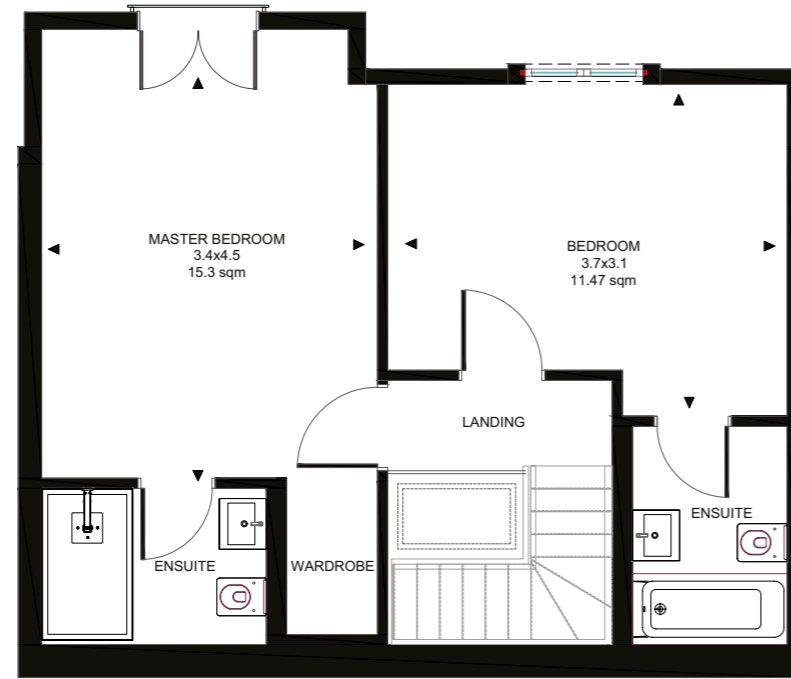
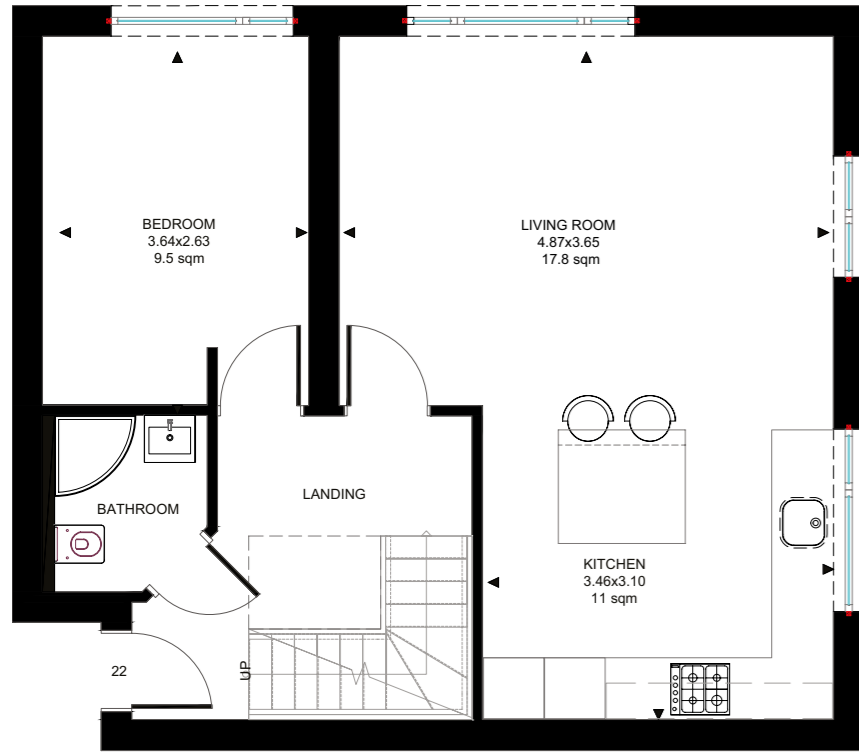




FLAT 21 - THREE BEDROOMS
3RD & 4th FLOOR - 92.75 SQM

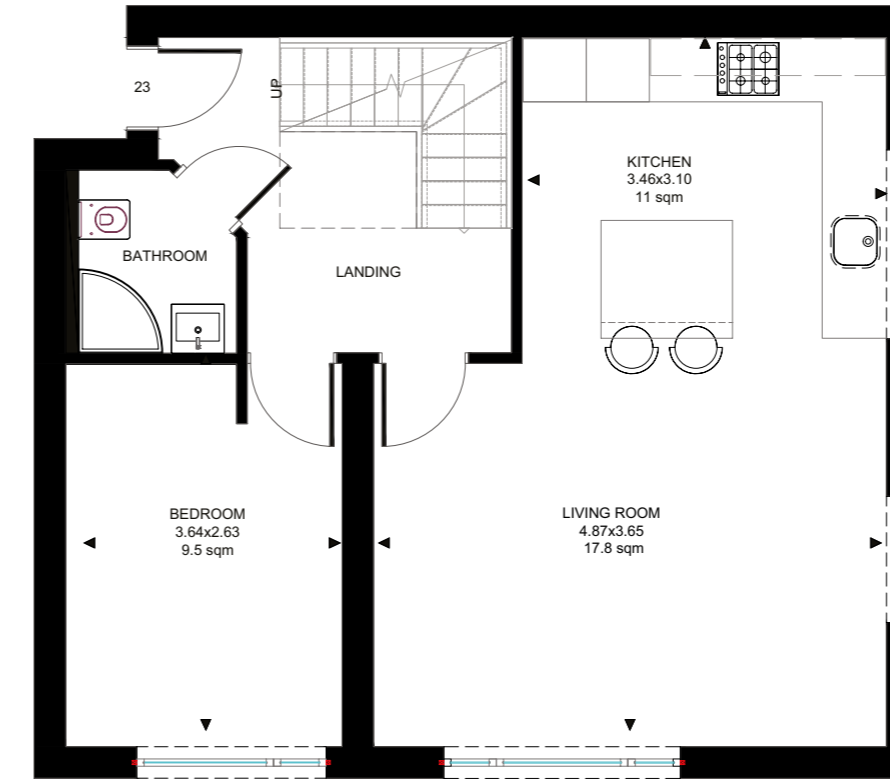


FLAT 22 - THREE BEDROOMS
3RD & 4th FLOOR - 93.5 SQM





FLAT 23 - THREE BEDROOMS
3RD & 4th FLOOR - 93.5 SQM





LOCATION / CONNECTIVITY

34 Mulgrave Road, Sutton

47 minutes - Sutton Station to St Pancras (Train)

42 minutes - Sutton Station to Waterloo (Train)

61 minutes - Mulgrave Road to Heathrow (Car)

35 minutes - Mulgrave Road to Gatwick (Car)

60 minutes - Mulgrave Road to Brighton (Car)



Heritage

- Honeywood Heritage Centre **1**
- Carew Manor **2**
- The Water Tower **3**
- The Hermitage **4**
- Little Holland House **5**
- Whitehall **6**

Parks & Nature

- Ecology Centre **7**
- Carshalton Ponds **8**
- The Grange **9**
- Carshalton Park **10**
- Wilderness Island **11**
- Cheam Park **12**
- Oaks Park **13**
- Beddington Park **14**
- Rosehill recreation ground **15**
- Collingwood Road recreation ground **16**
- The Wrythe recreation ground **17**
- Nonsuch Mansion **18**
- Roundshaw Downs **19**
- Start of Oaks Park Nature Trail and Sutton Countryside Walk **20**
- London LOOP Section 6 **21**
- Start of Wandle Trail **22**

Entertainment

- Charles Crier Theatre **24**
- Secombe Theatre **25**
- UCI Cinema **26**
- Sutton Superbowl **27**

Sports & Leisure

- Sutton Junior Tennis Centre **28**
- Sutton Arena Leisure Centre **29**
- Cheam Leisure Centre **30**
- Westcroft Leisure Centre **31**
- Wallington Hall **32**

- Library **L** Church + **C** Car Park **P**
- Pedestrianised Street **|||||**
- Countryside Walk **.....**

Average distance walked in 10 minutes



SUTTON HIGHLIGHTS

Lying on the lower slopes of the North Downs, the South London town of Sutton is located 10 miles (16 km) south-southwest of Charing Cross and has good transport links to Central London and other areas.

There's a good mix of independent and high street shops, a couple of shopping centres and a selection of restaurants and pubs. You'll also find a multiplex cinema and a theatre, sport and recreation clubs and facilities and numerous good schools.

Sutton has several parks and open spaces and two local nature reserves - Nonsuch Park & Grove Park are great places for a stroll.

The town is popular with renters, especially young families who are drawn to the area with some of the best performing schools in the country including Sutton Grammar School.

Sutton really does appeal to people of all age groups. With its great transport links young professionals find the choice of three mainline stations a huge attraction as well as the local restaurants and nightlife.

Cheam is a lovely village in the borough of Sutton. With such great proximity to London you get the best of both worlds.



SPECIFICATION

KITCHEN

Each apartment will be finished with a top of the range shaker style kitchen, with white quartz worktops, featuring fully integrated Siemens appliances to include: Oven, built-in microwave, induction hob, stainless steel extractor fan, full-size dishwasher, instant hot water tap & wine cooler.

UTILITY

The washing machine / dryer is not included

BATHROOMS

All bathrooms will be fit with a warm floor, controlled by a separate thermostat, enlarged porcelain tiles, slim shower trays (Aurora) or bathtub (Arezzo), glass screens, wall hung stone basin (Arezzo) LED vanity, wall hung toilets (Grohe) & towel radiators.

FURTHER SPEC

This will include:

- Engineered Wood Flooring throughout
- Premium blush carpets in all bedrooms
- Video door entry (intercom)
- Brushed steel sockets
- LED strip lighting and down lights throughout alongside so pendant lighting in the living rooms
- CAT6 cable run to each apartment and ethernet access points in most rooms
- Lift access
- Additional w/c on the main floor of each apartment (with the kitchen & living rooms)
- Double glazing acoustic glass for sound proofing and energy efficiency
- Solid internal fire rated doors
- Off-street parking
- An opportunity to purchase a brand new garage (subject to additional cost.)
- A modern colour neutral colour scheme throughout (unless specified otherwise*.)
- 10 Year structural warranty
- Long Lease

*Disclaimer - Until a specified deadline you do have the opportunity to modify or request alternative finishes in certain areas (this may come at additional cost - speak to agent.)

CONTACT JAMES GODDARD ON
THE DETAILS BELOW TO EXPLORE
34 MULGRAVE ROAD FOR YOURSELF.

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020 3146 7080

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For more information please contact:

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DISCLAIMER: All the images and renders seen on this document are subject to change throughout the building process. The finished article may vary in design or specification, but every effort will be made to replicate the finishes & specification in the renders where possible.

 **RAOCON**