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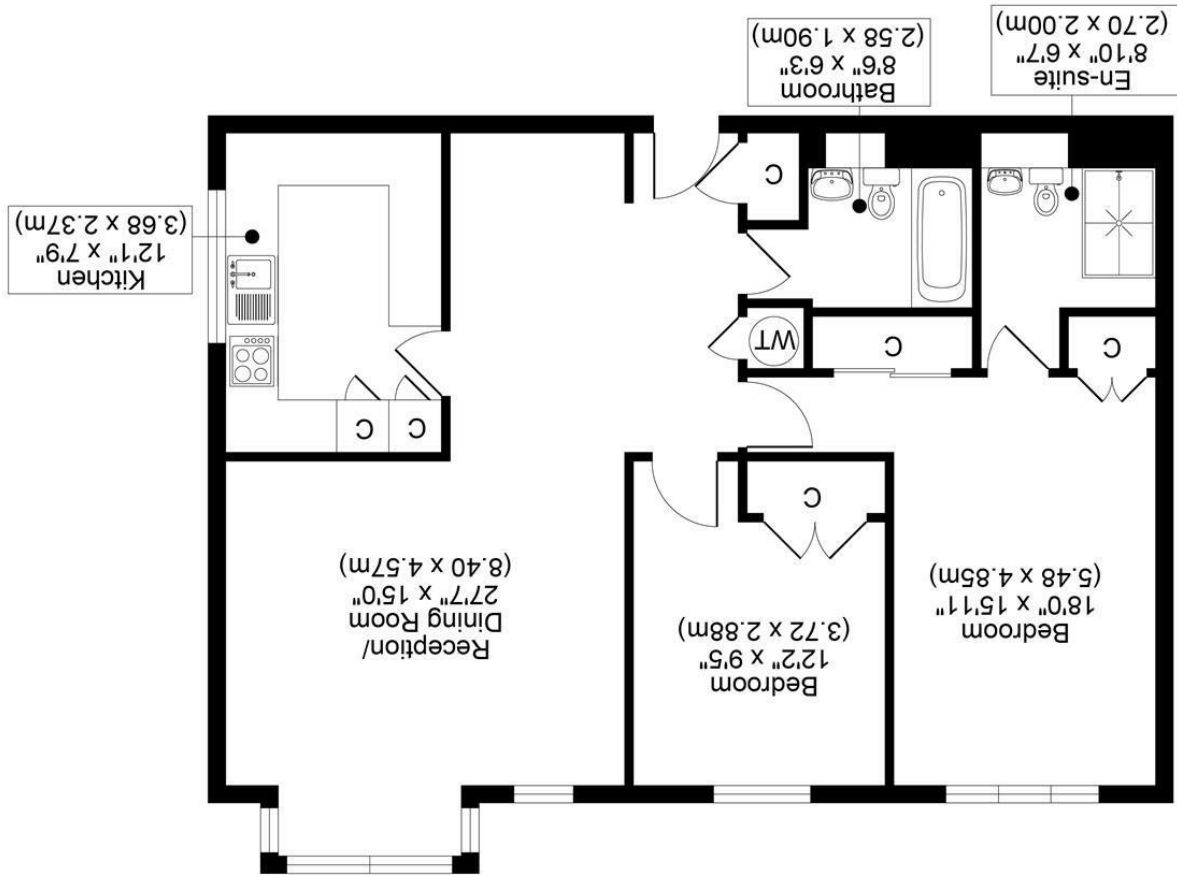
RICS

The Property Ombudsman

CHRISTIES

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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.



GIRTIN HOUSE, BRIGHTON ROAD, SM2
TOTAL APPROX FLOOR PLAN AREA 914 SQ.FT (85 SQ.M)
FIRST FLOOR



CHRISTIES



** GUIDE PRICE £425,000 - £475,000**

NESTLED ON BRIGHTON ROAD IN SUTTON, THIS CHARMING PURPOSE-BUILT FLAT OFFERS A DELIGHTFUL BLEND OF COMFORT AND CONVENIENCE. SPANNING AN IMPRESSIVE 912 SQUARE FEET, THE PROPERTY FEATURES TWO WELL-PROPORTIONED BEDROOMS, INCLUDING A MASTER SUITE COMPLETE WITH AN ENSUITE BATHROOM, ENSURING PRIVACY AND EASE FOR ITS OCCUPANTS.

THE FLAT BOASTS A SPACIOUS RECEPTION ROOM, PERFECT FOR BOTH RELAXATION AND ENTERTAINING GUESTS. WITH TWO BATHROOMS IN TOTAL, MORNING ROUTINES WILL BE A BREEZE FOR ALL RESIDENTS.

ONE OF THE STANDOUT FEATURES OF THIS FLAT IS THE GARAGE EN-BLOC, OFFERING SECURE PARKING AND ADDITIONAL STORAGE SPACE, A RARE FIND IN SUCH A CENTRAL LOCATION. SITUATED JUST MOMENTS FROM SUTTON TOWN CENTRE AND THE STATION, RESIDENTS WILL ENJOY EASY ACCESS TO A VARIETY OF SCHOOLS, SHOPS, RESTAURANTS, AND EXCELLENT TRANSPORT LINKS, MAKING IT AN IDEAL CHOICE FOR COMMUTERS AND THOSE WHO APPRECIATE THE VIBRANCY OF URBAN LIFE.

THIS FLAT PRESENTS A WONDERFUL OPPORTUNITY FOR FIRST-TIME BUYERS, SMALL FAMILIES, OR INVESTORS LOOKING TO ACQUIRE A PROPERTY IN A SOUGHT-AFTER

- MOMENTS FROM SUTTON TOWN CENTER AND STATION
- LARGE TWO BEDROOM TWO BATHROOM APARTMENT
- GARAGE EN-BLOC
- COUNCIL TAX BAND D
- EPC RATING C

