



Lavender Road, Sutton

Guide price £500,000 - £525,000



Property highlights

- Located on the first floor of a purpose-built complex
- Downstairs bathroom with underfloor heating
- Juliette balcony overlooking Benhill Recreation Ground
- Plenty of storage space in the three eaves
- Gas central heating and double glazed windows.
- Three bedroom apartment spread over two floors
- Brand new en-suite shower room
- Well-presented kitchen with ample storage space
- Boiler serviced in March
- Allocated car parking space



Guide price £500,000– £525,000. This well-presented three-bedroom apartment is located in Sutton, a sought-after area of Greater London. Boasting bright accommodation with a vantage point over lush greenery, and excellent transport links, this apartment makes a wonderful family home.

The Property

This property is located in a well-presented apartment building, overlooking the lush greenery of Benhill Recreation Ground. Boasting bright accommodation over two floors it offers the perfect space for a small family to enjoy.

You enter the apartment on the first floor into a hallway. Solid oak wooden flooring leads you through to the front of the building to the bright dual-aspect living room, which benefits from a Juliette balcony overlooking lush greenery. A separate kitchen has wooden cabinets with ample storage space, an oven with a gas hob, and an integrated fridge/freezer. Next to the kitchen is a bedroom with large windows and space for a desk. On the first floor, there's also a good-sized tiled bathroom with a bath and underfloor heating.

Stairs lead to the second floor where on the landing there's a practical storage cupboard. The spacious principal bedroom has been neutrally decorated and has a built-in wardrobe, as well as additional storage space in the eaves. There's room next to the window for a desk, which provides a welcoming work-from-home space. A newly renovated en-suite shower room with marble effect tiles adds to the sense of luxury of this bedroom. Also on the second floor is a third bedroom which has access to a substantial storage space in the eaves.

The apartment building caters to residents' needs with a shared bicycle/meter room and a dedicated garbage disposal room. There's also an allocated car parking space for this property.

The Area

Sutton, located in Greater London, embodies a unique blend of urban vibrancy and suburban tranquillity. Nestled in Surrey, this town offers a diverse tapestry of cultures, attractions, and amenities that cater to residents and visitors alike.

Sutton has a bustling town centre replete with shops, restaurants, and entertainment venues. The St. Nicholas Centre and Sutton High Street pulse with energy as locals and tourists peruse boutiques, enjoy al fresco dining, or catch a show at the local theatre.

Beyond its urban core, Sutton embraces green spaces and parks, offering respites from the bustle of city life. The picturesque Grove Park, with its serene lake and lush greenery, invites leisurely strolls and family picnics.

Schools

The property enjoys an ideal location within easy walking distance of several outstanding schools, such as Sutton Grammar School and Carshalton High School for Girls. Wilson's School, which was included in The Sunday Times Best UK Schools list in 2023 is a short fourteen-minute drive away.

Transport Links

Sutton's excellent transport links, including rail and bus services, facilitate easy access to London and surrounding areas, making it an attractive residential option for commuters. From the property, Carshalton Station is a twenty-minute walk away and trains into central London take thirty minutes.

Information

Leasehold

Length of Lease: 999 years from when the building was built in 2003

Service Charge: £3573 in 2024 (this is an increase from 2023 due to maintenance works the managing agents are carrying out. Please contact us to discuss details)

Ground Rent: None

Council Tax Band: D

EPC Rating: C



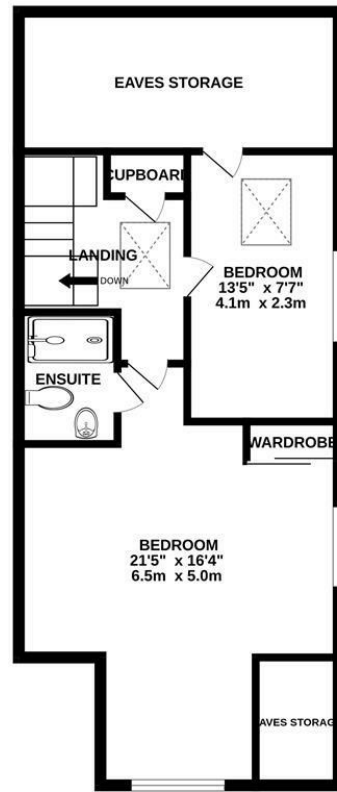
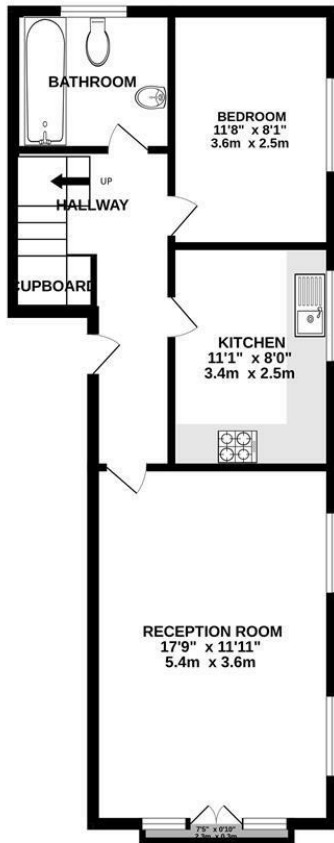






1ST FLOOR

2ND FLOOR



TOTAL FLOOR AREA : 969sq.ft. (90.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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