



Mallory House Sutton Common Road, Sutton SM1 3EB

welcome to
Mallory House Sutton Common Road, Sutton

Presenting an immaculate flat available for sale, ideally suited to first-time buyers. This tastefully designed property features a highly sought-after open-plan layout, presenting a harmonious blend of comfort and sophistication.

The property boasts two generously sized bedrooms, one with direct access to your very own private patio. These bedrooms are complemented by two well-appointed bathrooms, each designed to offer a luxurious sanctuary to relax and unwind.

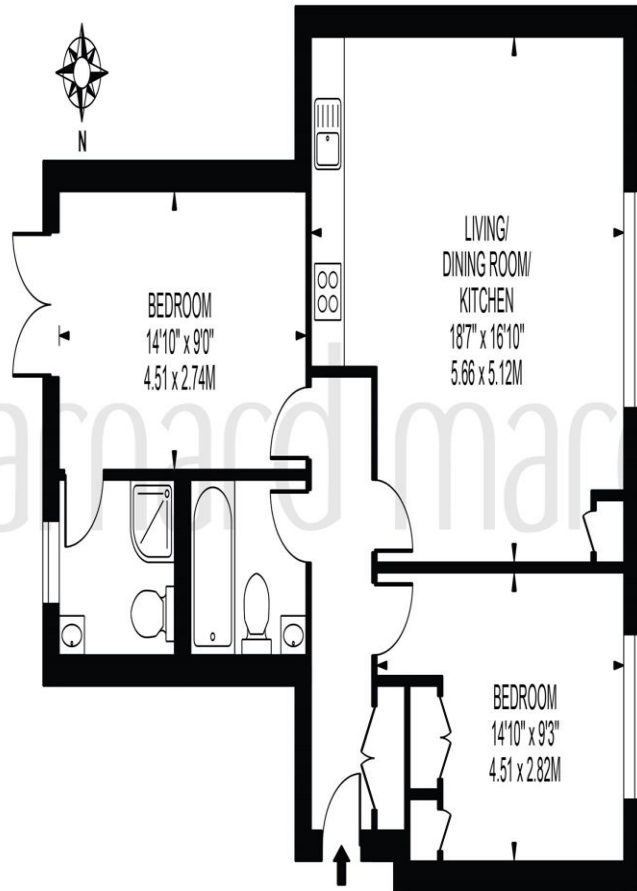
The reception room is a standout feature of this property, offering ample room for entertainment and relaxation. Its open-plan design seamlessly integrates with the kitchen, making it a perfect space for hosting and socialising. The kitchen itself is a modern culinary haven, fully equipped and designed to cater to all your cooking needs.

A unique attribute of this property is its wonderful outdoor space. An inviting garden awaits the residents, offering the perfect setting for outdoor relaxation or entertaining on warm summer evenings. In addition, the property comes with the added convenience of parking, a feature that is increasingly rare in such locations.



MALLORY HOUSE, SUTTON COMMON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 708 SQ FT - 65.77 SQ M



GROUND FLOOR
FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



Location

welcome to

Mallory House Sutton Common Road, Sutton

- Immaculate condition
- Open-plan layout
- Two generously sized bedrooms
- Two well-appointed bathrooms
- Spacious reception room

Tenure: Leasehold EPC Rating: B

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£415,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SUT110479



Property Ref:
SUT110479 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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