



**The Limes Mulgrave Road, Sutton SM2 6JP**



## welcome to The Limes Mulgrave Road, Sutton

I am pleased to present for sale this magnificent two-bedroom flat, in good condition, situated in a location that has much to offer. This property is ideally suited for first-time buyers who value a combination of comfort, convenience, and style.

The flat boasts an open-plan design that provides a seamless integration of living spaces. The kitchen is a particular highlight, featuring built-in pantries for ample storage and an abundance of natural light that creates a warm and inviting atmosphere.

Both bedrooms are comfortably sized doubles, providing ample space for relaxation and personalisation. The property further benefits from a well-appointed bathroom, and an additional W/C adding to the overall convenience and functionality of the home.

One of the unique features of this property is the garage - a highly sought-after amenity in city living. Adding to the allure of this flat is a private balcony, providing you with a personal outdoor space to unwind and enjoy the view.

Location-wise, this property is a hidden gem. It is well-served by public transport links and is in close proximity to local schools, making it an ideal choice for young families. Local amenities are only a short stroll away, offering a range of shops, cafes, and restaurants. For those who appreciate the outdoors, the nearby green spaces provide the perfect opportunity for leisurely strolls or weekend picnics.

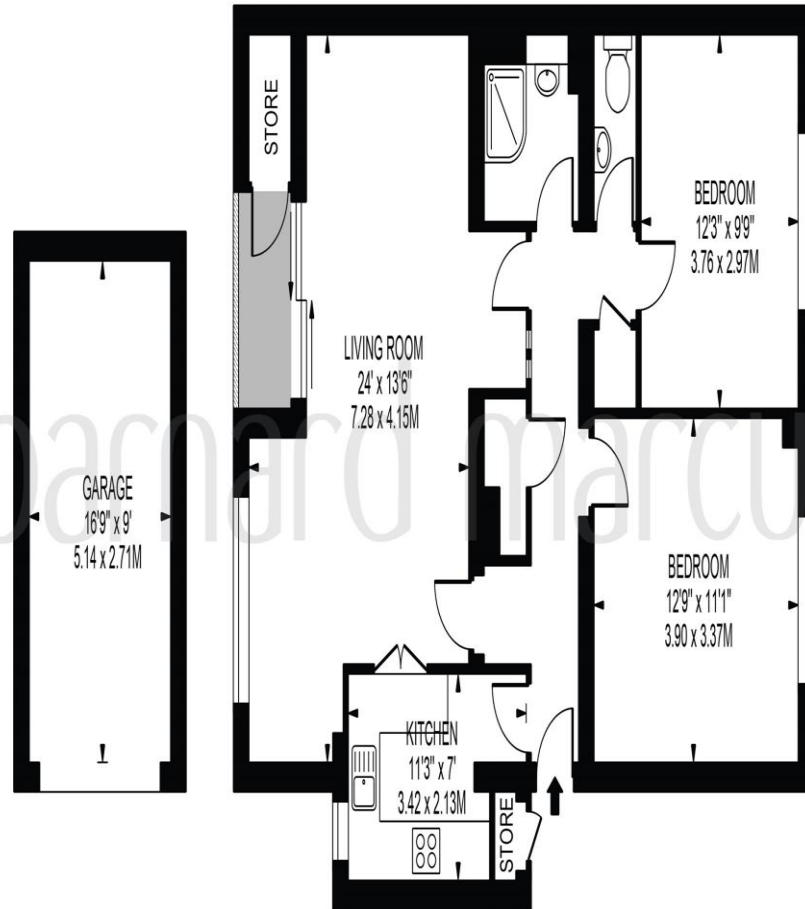


# THE LIMES

APPROXIMATE GROSS INTERNAL FLOOR AREA: 824 SQ. FT. - 76.55 SQ. M

(EXCLUDING GARAGE & STORES)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 150 SQ. FT. - 13.93 SQ. M



FIRST 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.



welcome to

## The Limes Mulgrave Road, Sutton

- Two double bedrooms
- Open-plan living space
- Built-in kitchen pantries
- Abundant natural light
- Two well-appointed bathrooms

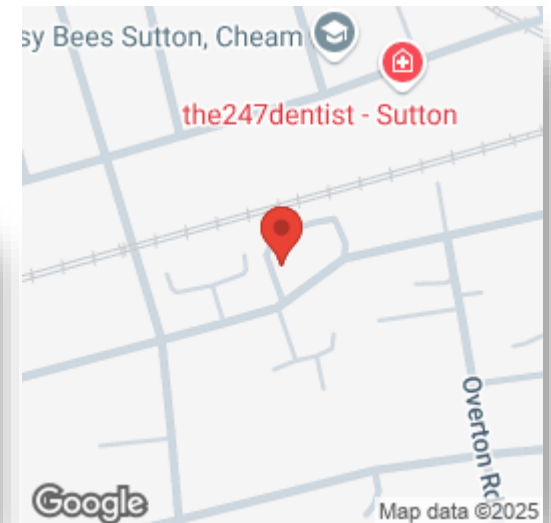
Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 2002.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£375,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SUT110421](https://barnardmarcus.co.uk/Property/SUT110421)



Property Ref:  
SUT110421 - 0004

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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