



Sutton Park Road, Sutton SM1 2GB

welcome to Sutton Park Road, Sutton

Situated in the heart of Sutton, this modern one-bedroom apartment on Sutton Park Road offers convenience, style, and excellent transport links. Built in 2008, the property is just a stone's throw from Sutton train station, providing swift access to London Bridge and Victoria Station in just 25 minutes—perfect for commuters.

This well-presented apartment features a bright and spacious living area, leading to a private balcony—ideal for enjoying a morning coffee or relaxing outdoors. The bedroom boasts built-in wardrobes, maximizing storage while maintaining a sleek, contemporary feel.

The property is sold chain-free, making for a smooth and hassle-free purchase. With modern interiors throughout, it's ready for a new owner to move in and enjoy. Residents benefit from an allocated underground parking space, ensuring secure and convenient parking, while the communal roof terrace provides a lovely outdoor space for socializing or unwinding.

Located just moments from Sutton High Street, a variety of shops, restaurants, and amenities are within easy reach. The area also offers excellent schools and local green spaces, making it a desirable location for both homeowners and investors alike.

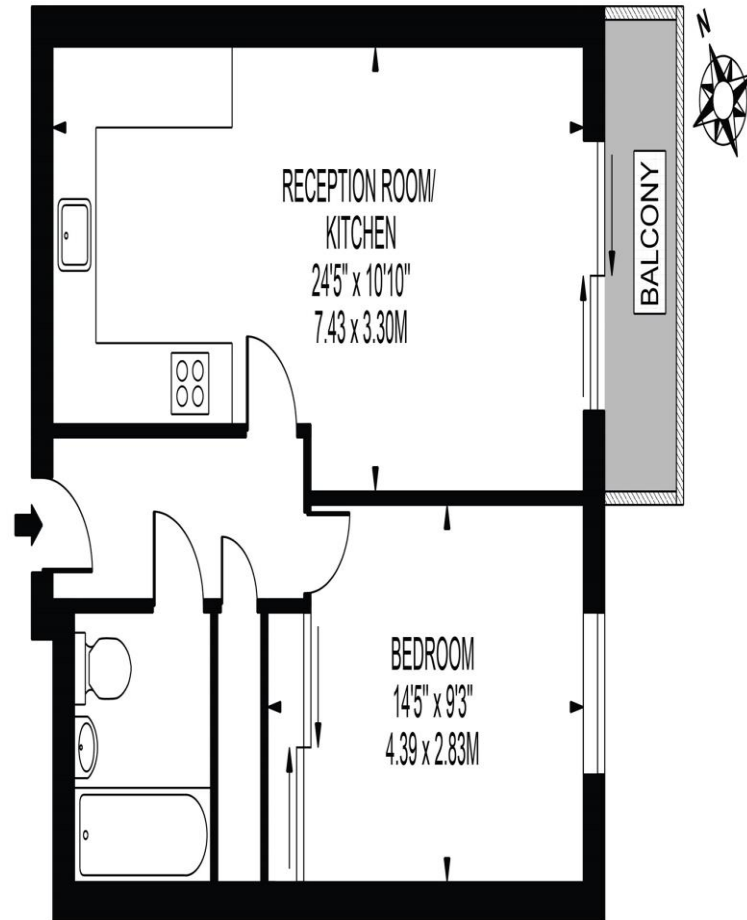
With its prime location, stylish features, and excellent transport connections, this apartment is perfect for first-time buyers, professionals, or those seeking a smart investment opportunity.

Don't miss out—schedule a viewing today!



SUTTON PARK ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 488 SQ FT - 45.31 SQ M



SECOND 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

Sutton Park Road, Sutton

- One bedroom apartment
- Balcony
- Allocated underground parking
- Walking distance to Sutton train station & High street
- Local amenities

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 4038.48

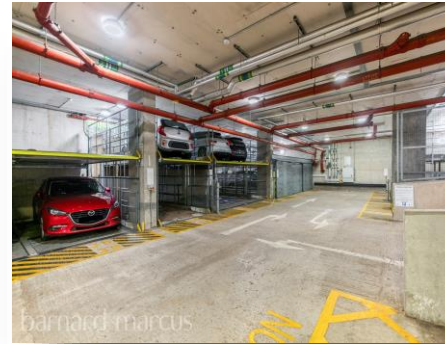
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Oct 2008.

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

£270,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SUT110675



Property Ref:
SUT110675 - 0003

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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