



Sutton Park Road, Sutton SM1 2GB

welcome to Sutton Park Road, Sutton

****Guide price £475,000 - £500,000****Introducing this stunning two-bedroom penthouse apartment, perfectly positioned just moments from Sutton train station and Sutton High Street, offering the ultimate blend of luxury, convenience, and connectivity.

Set within a modern development, this sleek residence boasts two spacious bedrooms, both complemented by two contemporary bathrooms, including an en-suite. The open-plan living and dining area flows seamlessly onto a wrap-around terrace, ideal for entertaining or unwinding with impressive skyline views across London.

The apartment also benefits from secure, allocated underground parking and a long lease, adding peace of mind and long-term value. With the potential to be sold chain-free, it's an ideal opportunity for first-time buyers or investors seeking a standout property in a prime location.

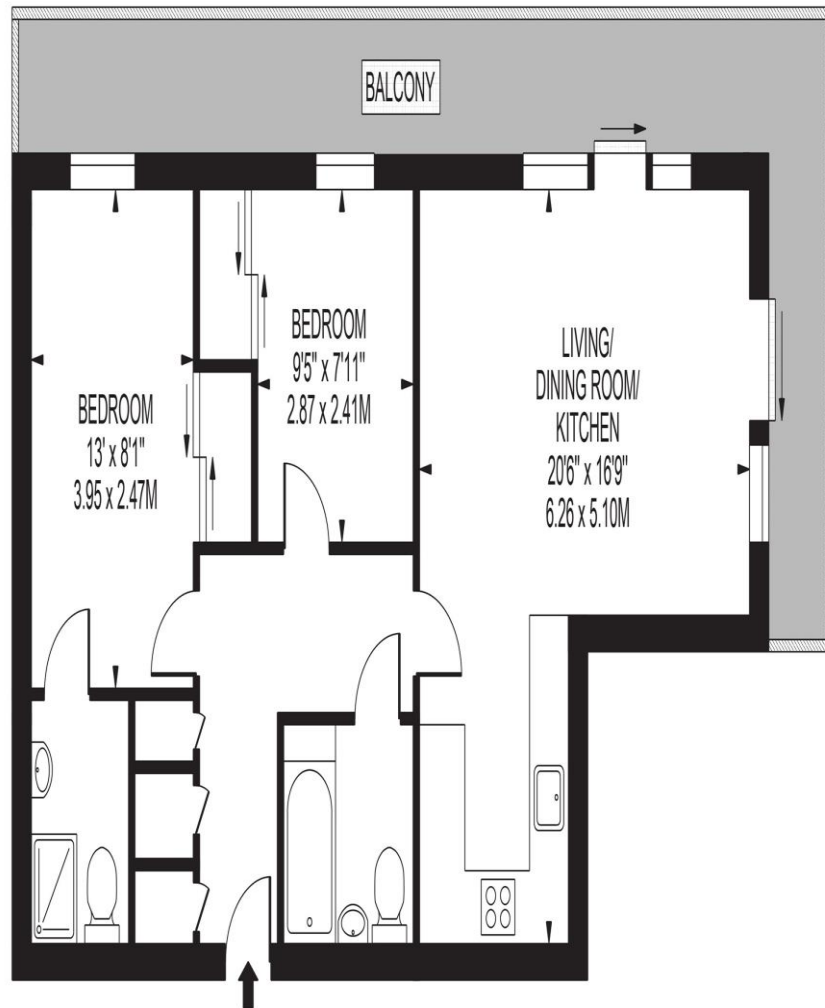
Families will appreciate the proximity to outstanding schools such as Sutton Grammar for boys, Sutton High school, Nonsuch High Grammar school and Homefield Prep, while Manor Park offers nearby green space for leisure and recreation. The bustling high street offers a range of shops, cafés, and restaurants, with commuter links into Central London in under 30 minutes making this a truly enviable address.

Stylishly presented throughout and offering generous outdoor space, this rare penthouse combines modern sophistication with practical living. Don't miss your chance to own a home that truly ticks every box.



SUTTON PARK ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 659 SQ FT - 61.26 SQ M



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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.
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Additional Information

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- Two bedroom apartment
- Two bathrooms
- Allocated parking space in secure underground car park
- Wrap around balcony
- Floor to ceiling windows throughout presenting the skyline view of London

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: 3600.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 250 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.

guide price



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SUT110671



Property Ref:
SUT110671 - 0008

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