



Leben Court Sutton Court Road, Sutton SM1 4FF

welcome to

Leben Court Sutton Court Road, Sutton

Nestled just moments from Sutton Train Station and the bustling High Street, this stunning two-bedroom split-level apartment offers the perfect blend of space, style, and convenience. Spanning an impressive 993 square feet, this top-floor (5th floor) residence boasts exceptional proportions and a bright, airy ambiance throughout.

Step into a modern haven where natural light floods every corner, enhanced by expansive windows that frame far-reaching views across the skyline. The spacious open-plan living and dining area provides a welcoming space for relaxation and entertaining, while the sleek contemporary kitchen is fully equipped for modern living.

The apartment features two generously sized bedrooms and two stylish bathrooms—one conveniently located on the ground floor, ideal for guests or flexible living arrangements. With its unique split-level layout, the home offers a sense of privacy and separation rarely found in apartment living.

Additional highlights include two fully operational lifts for easy access, an allocated parking space, and a chain-free sale for a smooth transaction. Whether you're a first-time buyer, downsizer, or investor, this property ticks all the boxes for comfort, practicality, and location.

With Sutton's excellent transport links, vibrant shopping, and dining options just steps away, this is a rare opportunity to secure a spacious and sophisticated home in one of South London's most desirable areas.

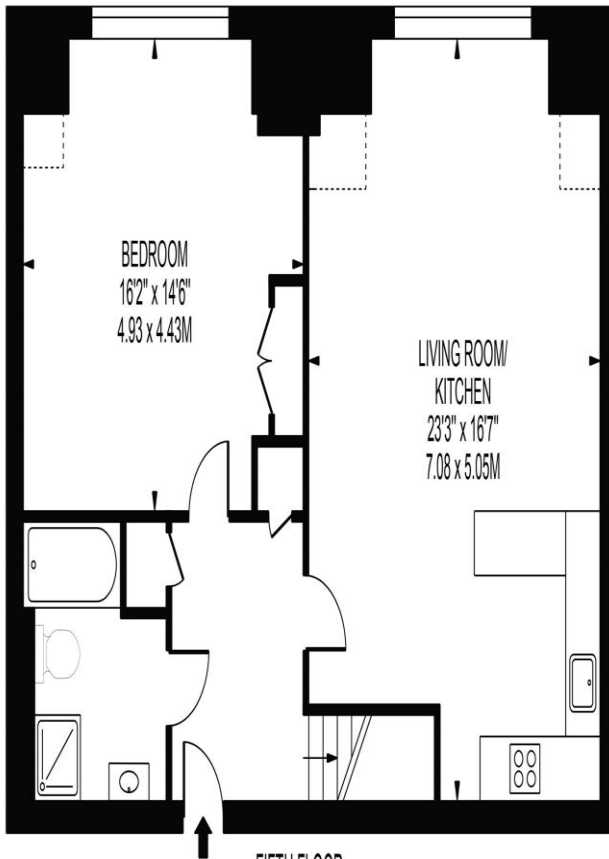


LEBEN COURT

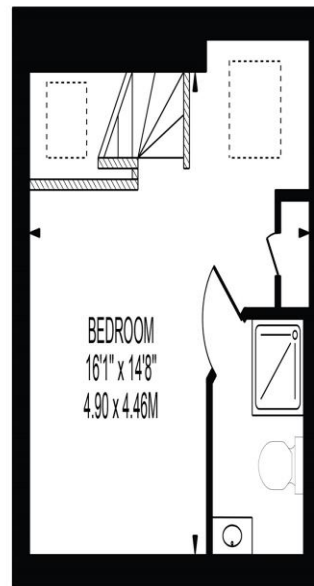
APPROXIMATE TOTAL INTERNAL FLOOR AREA: 993 SQ FT - 92.29 SQ M

(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 9 SQ FT - 0.84 SQ M



FIFTH FLOOR



SIXTH 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.



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Leben Court Sutton Court Road, Sutton

- Two Double Bedrooms
- Two Bathrooms
- Top-Floor Apartment
- Split-Level Layout
- Allocated Parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: Ask Agent

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.

offers in excess of

£450,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SUT110848



Property Ref:
SUT110848 - 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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