



Egmont House Egmont Road, Sutton SM2 5JR

welcome to

Egmont House Egmont Road, Sutton

Presenting a well-appointed two-bedroom flat for sale, situated in a highly sought-after location renowned for its convenient public transport links, access to green spaces, and picturesque walking routes. This property is an excellent opportunity for first-time buyers.



Upon entering, you are welcomed by a bright and spacious reception room featuring large windows that provide abundant natural light and a pleasant outlook. The wood floors add a touch of sophistication, making this area perfect for relaxing or entertaining guests.

The contemporary kitchen is well-designed, offering a delightful breakfast area and ample natural light, creating an inviting setting for your morning routine or casual dining. Both bedrooms are generously sized doubles, each benefiting from built-in wardrobes that offer practical storage solutions while maintaining a sleek and tidy appearance.

The modern bathroom includes a heated towel rail, ensuring comfort and convenience. The flat has been maintained in good condition, offering a move-in-ready space for new owners.

The property enjoys proximity to tranquil green spaces and scenic walking routes, providing a desirable balance between urban living and nature. Excellent public transport links further enhance connectivity, making commutes simple and efficient. The development features communal gardens and plenty of parking on surrounding roads.

Overall, this attractive flat combines style, comfort, and practicality in a location that appeals to those seeking both convenience and quality of life. Viewing is highly recommended to fully appreciate all that this superb home has to offer.



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Egmont House Egmont Road, Sutton

- Sought-after vibrant location
- Excellent public transport links
- Near green spaces and walks
- Bright spacious reception room
- Large windows with natural light

Tenure: Leasehold EPC Rating: C

Council Tax Band: C 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.

guide price

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUT108788 - 0005

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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