



Egmont House Egmont Road, Sutton SM2 5JR

welcome to

Egmont House Egmont Road, Sutton

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.

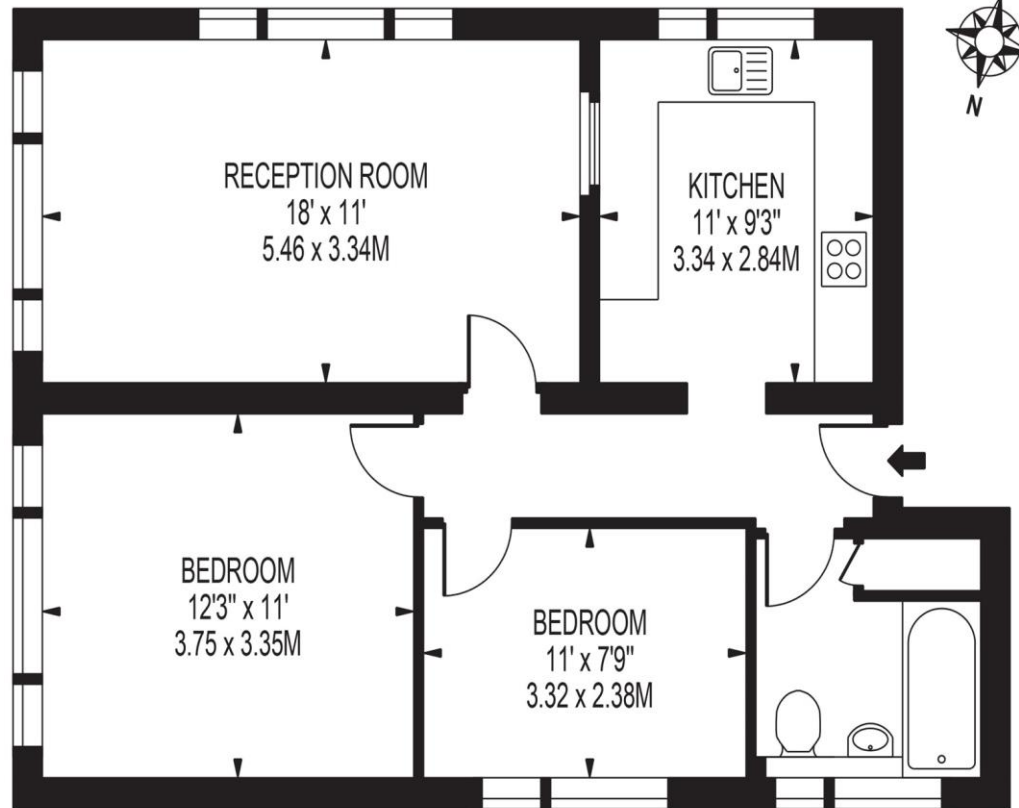
The modern bathroom includes a heated towel rail, ensuring comfort and convenience. The flat has been maintained in good condition, offering a move-in-ready space for new owners.

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.



EGMONT HOUSE, EGMONT ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 677 SQ FT - 62.88 SQ M



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

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welcome to

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: 2725.00

Ground Rent: 10.50

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Feb 1960. Should you require 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

view this property online barnardmarcus.co.uk/Property/SUT108788



Property Ref:
SUT108788 - 0011

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