



barnard marcus

**Egmont House Egmont Road, Sutton SM2 5JR**



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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.

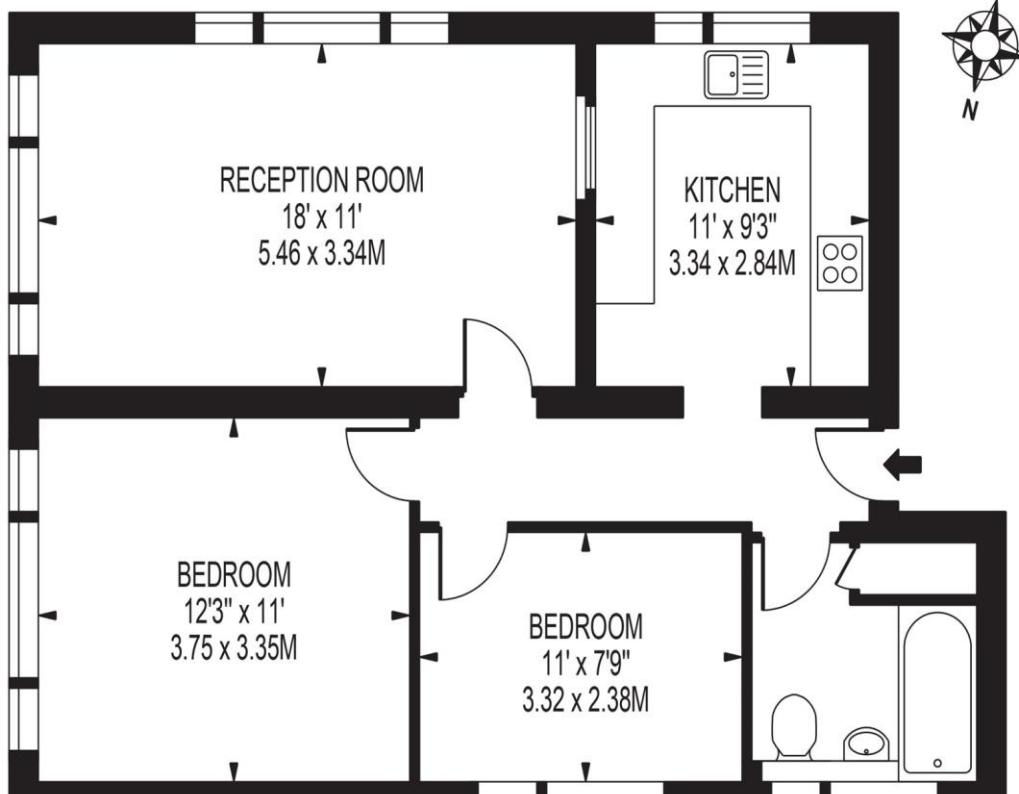
The modern bathroom includes a heated towel rail, ensuring comfort and convenience. The flat has been maintained in good condition, offering a move-in-ready space for new owners.

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

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

## 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

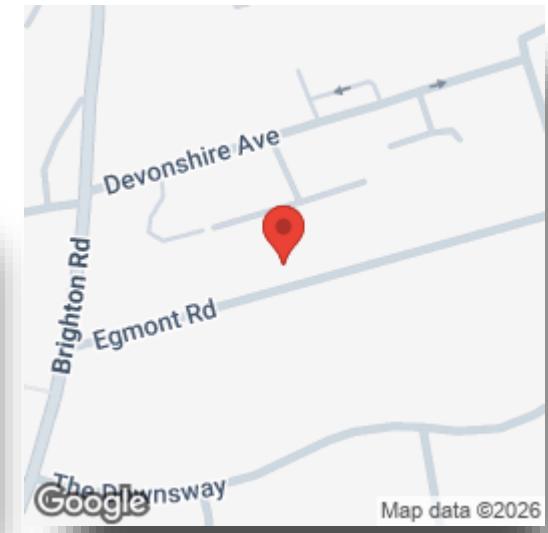
Council Tax Band: C Service Charge: 2725.00

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**



**view this property online** [barnardmarcus.co.uk/Property/SUT108788](http://barnardmarcus.co.uk/Property/SUT108788)

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.



Property Ref:  
SUT108788 - 0011

Please note the marker reflects the  
postcode not the actual property



**020 8643 8245**



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