

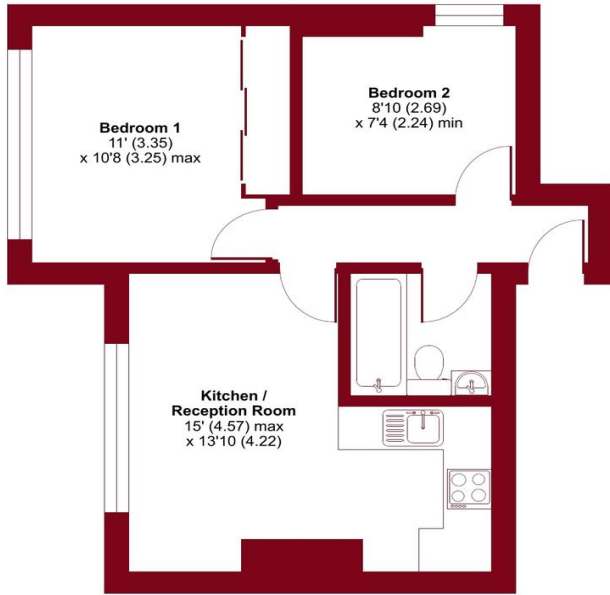


Flat 5, 93 Camborne Road, Sutton, SM2 6RF | Guide Price £270,000 Leasehold

Don't miss the chance to own this stylish 2-bed flat near Sutton & Belmont stations. Ideal for first-time buyers and professionals, it features a cosy living area, allocated parking, and communal gardens. The flat also boasts a modern kitchen, chic bathroom, and versatile second bedroom. With private parking and a 950-year lease, this property is a must-see!

Camborne Road, Sutton, SM2

Approximate Area = 443 sq ft / 41.2 sq m
For identification only - Not to scale



FIRST FLOOR

ENTRANCE HALL

KITCHEN/RECEPTION ROOM 15' 0" x 13' 10"
(4.57m x 4.22m)

BEDROOM 1 11' 0" x 10' 8" (3.35m x 3.25m)

BEDROOM 2 8' 10" x 7' 4" (2.69m x 2.24m)

BATHROOM

LONG LEASE OF 950 YEARS

ALLOCATED PARKING

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rickhcom 2024. Produced for Paul Graham. REF: 1078373



IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. PLEASE NOTE: All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

CARSHALTON

Residential Sales
62 - 64 High Street
Carshalton
Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk

WALLINGTON

Residential Sales
3 Wallington Square
Woodcote Road
Wallington
Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk