



31 Woodville House, 1 Brunswick Road, Sutton, SM1 4DE | **Guide Price £160,000**

This split-level one-bedroom maisonette offers a unique living space perfect for those seeking a convenient urban lifestyle. With a generous 119-year lease, this property is an excellent investment opportunity or Pied-à-terre for cash buyers. The thoughtfully designed layout ensures a comfortable and functional living environment, featuring a cosy bedroom, a well-appointed kitchen, and a private balcony for a touch of outdoor relaxation.

Woodville House, Brunswick Road, Sutton, SM1

Approximate Area = 505 sq ft / 46.9 sq m
For identification only - Not to scale

ENTRANCE HALL

RECEPTION HALL 12' x 11' 6" (3.66m x 3.51m)

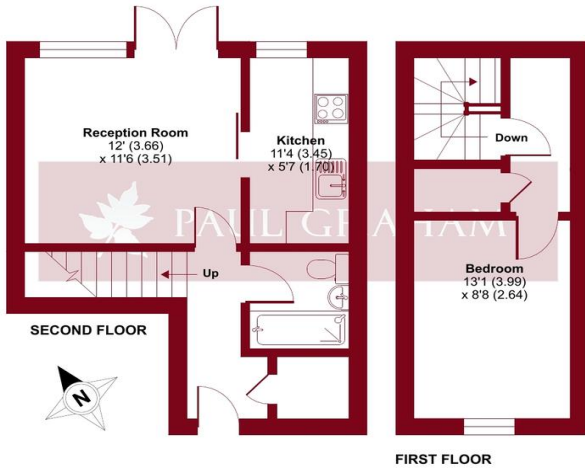
KITCHEN 11' 4" x 5' 7" (3.45m x 1.7m)

BATHROOM

LANDING

BEDROOM 13' 1" x 8' 8" (3.99m x 2.64m)

LEASE 119 YEARS REMAINING



Certified Property Measure Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Paul Graham. REF: 1158196. © rchecom 2024.



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		
69-80	C	74 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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