



PAUL GRAHAM

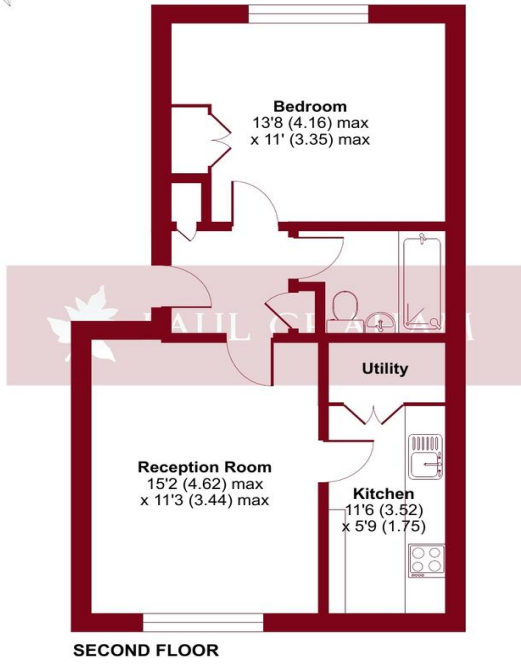


5, 21 Woodside Road, Sutton, SM1 3SU | **Guide Price £210,000 Leasehold**

This superb one-bedroom top-floor apartment is presented in excellent condition throughout and offers a fantastic opportunity for first-time buyers or investors. Featuring a spacious double bedroom, the property also benefits from the convenience of no onward chain and a long lease of 180 years. A private garage en-bloc adds to the appeal, providing secure parking or additional storage space.

Woodside Road, Sutton, SM1

Approximate Area = 507 sq ft / 47.1 sq m
For identification only - Not to scale



ENTRANCE HALL

RECEPTION ROOM 15' 2" x 11' 3" (4.62m x 3.43m)

KITCHEN 11' 6" x 5' 9" (3.51m x 1.75m)

BEDROOM 13' 8" x 11' 0" (4.17m x 3.35m)

BATHROOM

GARAGE

NO ONWARD CHAIN

LONG LEASE 180 YEARS



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024.
Produced for Paul Graham. REF: 1194054



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		73 C
55-68	D	62 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