



12 Tavernelle House, 289 High Street, Sutton, SM1 1AH | **Guide Price £360,000**

Paul Graham are delighted to present this beautifully designed two-bedroom, two-bathroom apartment situated in the highly sought-after Tavernelle House, Sutton. Offering 807 sqft of living space, the property boasts a spacious open-plan kitchen and living room that leads onto a private balcony, perfect for relaxing or entertaining. The flat is presented in good condition throughout and benefits from the convenience of being chain-free, making it an ideal choice for those looking to move quickly.

# High Street, Sutton, SM1

Approximate Area = 807 sq ft / 75 sq m  
For identification only - Not to scale



## ENTRANCE HALL

**KITCHEN/RECEPTION ROOM** 28' 9" x 11' 4" (8.76m x 3.45m)

**BALCONY** 25' 9" x 6' 3" (7.85m x 1.91m)

**BEDROOM 1** 15' 7" x 9' 3" (4.75m x 2.82m)

**BEDROOM 2** 11' 11" x 7' 9" (3.63m x 2.36m)

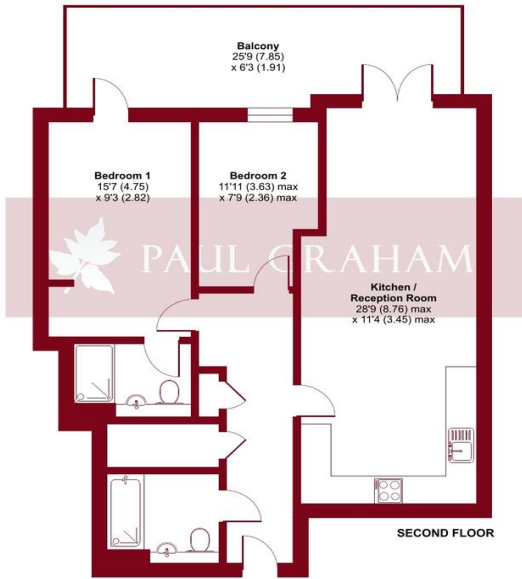
**BATHROOM**

**ENSUITE**

**CUPBOARD**

**LONG LEASE 241 YEARS REMAINING**

**NO ONWARD CHAIN**



**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: 1177237. © rōchecom 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	86 B	86 B
69-80	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](mailto: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](mailto:wallington@paulgraham.co.uk)