



PAUL GRAHAM



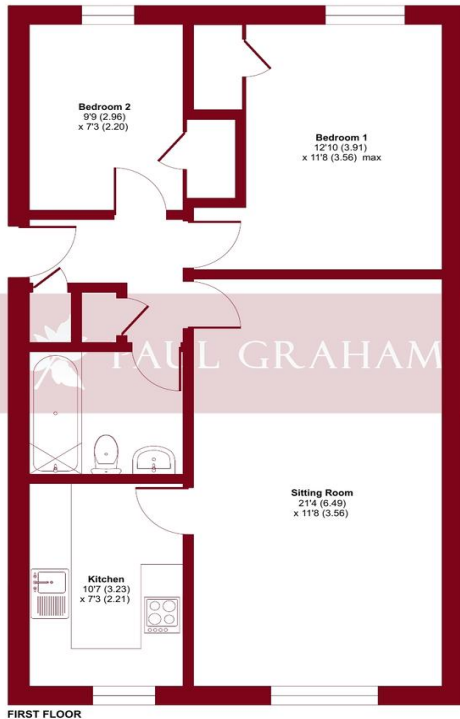
Flat 10, 110 Benhill Road, Sutton, SM1 3RS | **£280,000 Leasehold**

Situated on the first floor, this flat features a bright and spacious living/dining area with large windows allowing plenty of natural light, a separate kitchen, two bedrooms, and a bathroom. With scope to update and personalise, this apartment presents a great opportunity to create a stylish home tailored to your taste. Ideally located within easy reach of Sutton Station, Sutton town centre, and a range of shops, schools and amenities, the property offers excellent convenience. Benhill Park is also just moments away, providing lovely green space for outdoor enjoyment. The flat benefits from approximately 81 years remaining on the lease and is offered to the market with no onward chain.



Benhill Road, Sutton, SM1

Approximate Area = 671 sq ft / 62.3 sq m
For identification only - Not to scale



FIRST FLOOR

ENTRANCE HALL

SITTING ROOM 21' 4" x 11' 8" (6.5m x 3.56m)

KITCHEN 10' 7" x 7' 3" (3.23m x 2.21m)

BEDROOM 1 12' 10" x 11' 8" (3.91m x 3.56m)

BEDROOM 2 9' 9" x 7' 3" (2.97m x 2.21m)

BATHROOM

FIRST FLOOR FLAT

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncbhcom 2025. Produced for Paul Graham. REF: 1373440



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	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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