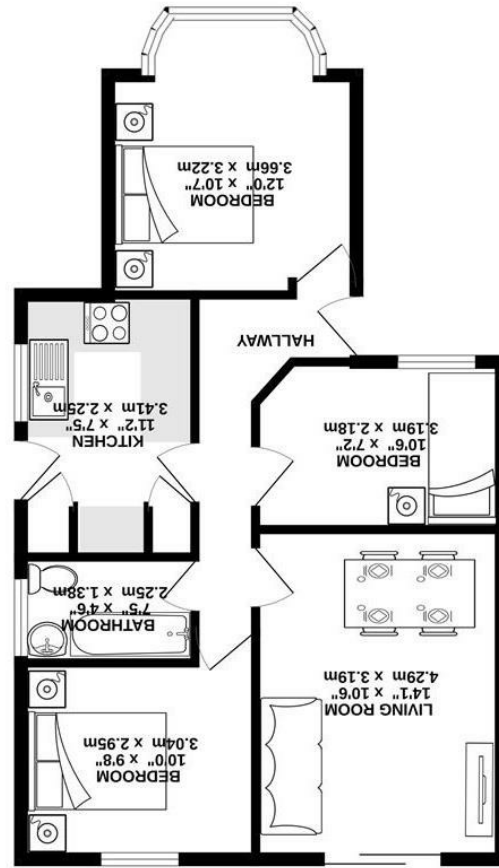


What every attempt has been made to ensure the accuracy of the floorplan contained herein. Measurements of doors, windows, rooms and other features are approximate and are intended to give the general impression of the property. This plan is for illustrative purposes only and should not be used as a guide for any prospective purchaser. The services, fixtures and appliances shown here and listed are not guaranteed as to their quality or efficiency and can be replaced.



GROUND FLOOR  
 591 sq.ft. (54.9 sq.m.) approx.

**SILVERMAN**  
**BLACK**  
 PROPERTY SPECIALISTS





## 90 Westmead Road

Sutton, SM1 4HX

Price Guide £350,000

Silverman Black is delighted to offer this spacious three bedroom ground floor apartment which affords direct access to a good size private rear garden AND a single detached garage with parking for two further vehicles. Recently redecorated, the flat offers well-proportioned and flexible accommodation which comprises a good size entrance hall, a generous living room with patio doors onto the rear terrace, a separate kitchen, three bedrooms (two double rooms and one single) and a modern family bathroom. Externally, the property has a private driveway for two vehicles in front of a sizable detached garage, whilst both the entire front garden and a substantial section of the rear garden are also included within the sale. Other benefits include gas/radiator central heating, some double glazing and a very long lease (999 years from 1957 - so around 930 years left outstanding on the term). In addition, there are no set annual maintenance charges with the owners of these apartments looking after their own units and minimal peppercorn ground rent. In terms of local facilities, the shops, restaurants and leisure facilities of Central Sutton are approximately half a mile away (10 minutes walk), with Sutton Mainline BR station about another 4 minutes walk further away. The area is well served with excellent schools - Manor Park Primary and Sutton Grammar School are less than 10 minutes walk away, whilst Sutton High School for Girls is less than a mile distant, with five other Grammar Schools all within a 3 mile radius. The property is being sold with full vacant possession and no onwards chain - so a "quick sale" can be organised if required. Viewing of this conveniently located and spacious apartment is very highly recommended - we have keys to the unit available in the office - so call us today to make suitable appointment to visit.

- A spacious and well-proportioned three bedroom ground floor maisonette with direct access to it's own private rear garden, a single detached garage and further parking for two vehicles
- Vacant possession with no onwards chain
- Accommodation comprises a good size hallway, a large living room, separate kitchen, two double bedrooms, a single bedroom and a well equipped family bathroom
- Garage, off street parking for two further vehicles, front garden and a good size back garden with a sizable sun patio
- Gas/Radiator heating, some double glazing, recently redecorated
- Long lease with approx 930 years remaining on the term, peppercorn ground rent, no formal annual maintenance charges
- EPC rating: "D"; Council Tax Band "C"; Leasehold
- Sutton town centre approx 0.5 miles (10 minutes walk), Sutton Mainline BR station 0.7 miles (14 minutes walk)
- Excellent access to local schooling including Manor Park Primary, Sutton Grammar and Sutton High School for Girls
- Viewing highly recommended - so call today to book your appointment to view

