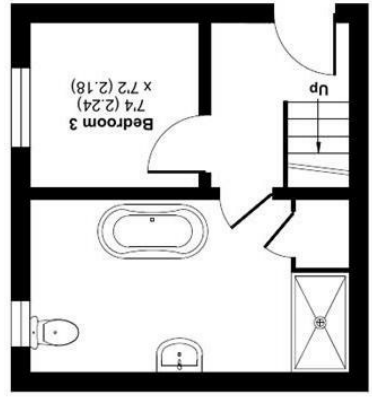


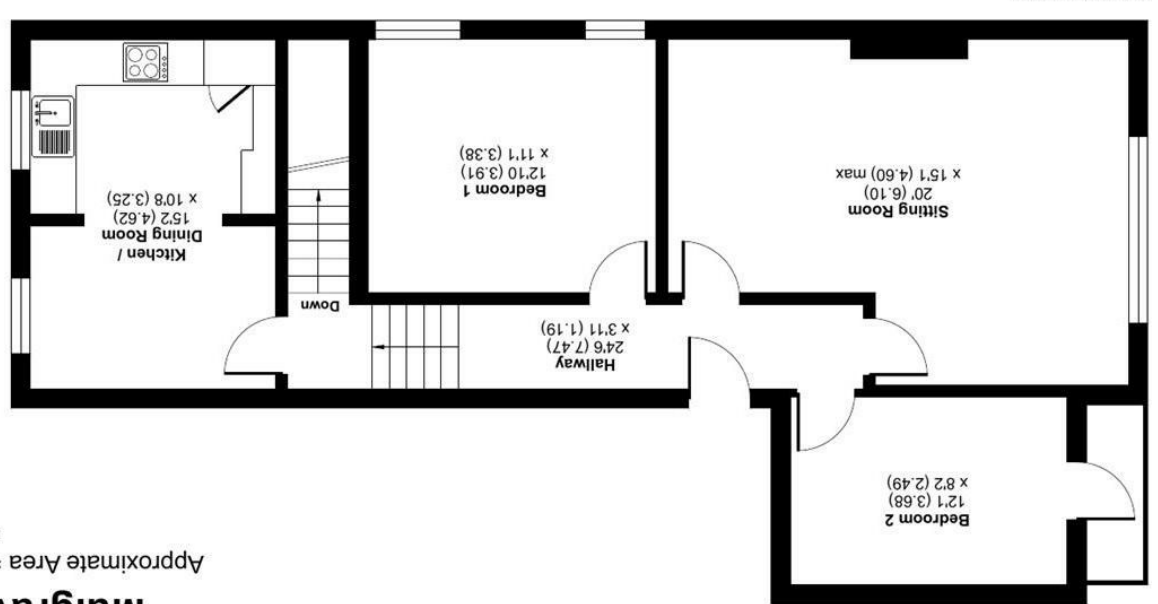
Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential). © nidecom 2024.  
 Produced for Silverman Black Estate Agents. REF: 1106956



FIRST FLOOR



SECOND FLOOR



**Mulgrave Road, SM2**  
 Approximate Area = 1035 sq ft / 96.2 sq m  
 For identification only - Not to scale







## 5 Mulgrave Hall Mulgrave Road

Sutton, SM2 6LG

Price Guide £495,000

Silverman Black is delighted to offer this generously proportioned three bedroom second floor conversion apartment, located in a "landmark" detached Edwardian mansion just 200 yards from Sutton town centre and mainline BR station. Situated in a secure gated development and approached via a sumptuous communal entrance hall with a wide sweeping staircase, stained glass windows and some stunning ceiling mouldings, the flat itself doesn't disappoint at all! Spread over three different levels, the main living accommodation is located on the entrance level and features a 20 ft x 15 ft open plan living room and two double bedrooms - one with a small private balcony - and a sizable loft space. The recently refitted kitchen/breakfast room is located on a raised mezzanine, whilst the family bathroom and the third bedroom/home office are located downstairs on the lower floor. Externally, there is gated access to the secure parking compound at the front of the building, a large communal cellar and a mature south-facing communal garden at the rear - measuring around 75 ft in length. Sold with a Share of the Freehold, a new 125 year lease was granted in 2008 - so currently has a term of around 109 years remaining, with service charges (last year) at £1,920 and no ground rent. Mulgrave Hall is ideally located in a private and well screened site just a couple of hundred yards from all of the shopping, eateries and recreational facilities of Sutton town centre. Sutton mainline BR station is located directly opposite the end of Mulgrave Road - so only a couple of minutes walk away - giving access to the Clapham Junction/London Victoria and the West Croydon/London Bridge lines. The Borough is well served with exceptional educational facilities with numerous excellent primary/secondary schools, several Grammar Schools and some outstanding Independent schools all located within a 3 mile radius. The flat is empty, we have keys - so call us today to arrange your appointment to visit.



- A delightful & characterful, split level, three bedroom conversion apartment located in the landmark Mulgrave Hall, right in the heart of Sutton
- A stunning communal entrance hall with a wide sweeping staircase leading to an exceptionally well proportioned and generously sized apartment
- Accommodation comprises of a large living room & two double bedrooms on the entrance level, a large refitted kitchen/breakfast room on the mezzanine with the bathroom and bed 3 downstairs
- Gated access to a secure car parking area, large communal cellar, mature 75 ft south facing rear garden available for the residents to use
- Vacant Possession with no onward chain
- Share of Freehold with a new 125 year lease granted in 2008 - with approx 109 years remaining on the term. Zero ground rent & service charges last year of £1,920
- EPC rating "D"; Council Tax Band "C"
- Only about 200 yards from the facilities of Sutton town centre with it's mainline BR station giving easy access to London Bridge and London Victoria
- Exceptional educational facilities including several Grammar Schools and some outstanding Independent Schools within a 3 mile radius
- Viewing is highly recommended - so call today to book your appointment to visit.

