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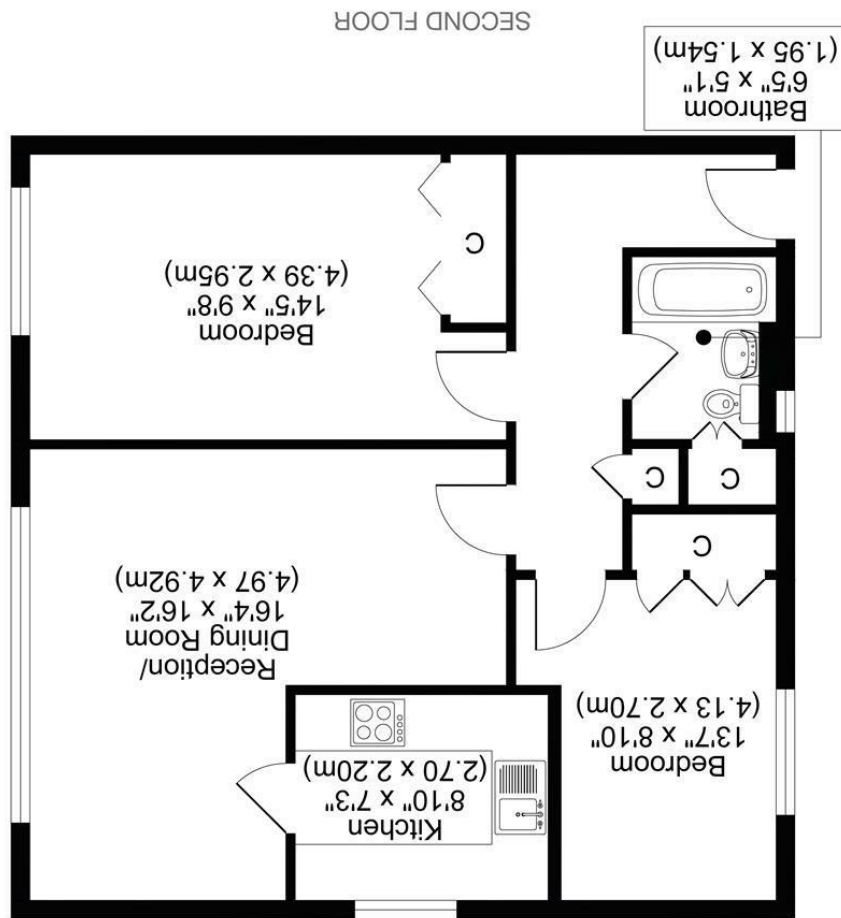
RICS

The Property Ombudsman

CHRISTIES

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All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



HOMEFIELD PARK, SM1
 TOTAL APPROX FLOOR PLAN AREA 684 SQ.FT (64 SQ.M)



CHRISTIES



HOMEFIELD PARK, SUTTON SM1 2DY

OFFERS IN EXCESS OF £300,000

LOCATED IN THE HIGHLY DESIRABLE AREA OF HOMEFIELD PARK, SUTTON, THIS ATTRACTIVE SECOND FLOOR PURPOSE-BUILT FLAT OFFERS A SUPERB COMBINATION OF SPACE, COMFORT, AND CONVENIENCE.

EXTENDING TO APPROXIMATELY 678 SQ FT, THE PROPERTY COMPRISES TWO GENEROUS DOUBLE BEDROOMS, MAKING IT AN IDEAL CHOICE FOR COUPLES, SMALL FAMILIES, OR THOSE REQUIRING ADDITIONAL SPACE FOR A HOME OFFICE.

THE PROPERTY FEATURES A BRIGHT AND SPACIOUS RECEPTION ROOM, PROVIDING AN INVITING SETTING FOR BOTH RELAXATION AND ENTERTAINMENT. A WELL-APPOINTED KITCHEN IS POSITIONED NEARBY, OFFERING A PRACTICAL AND EFFICIENT LAYOUT, WHILE THE MODERN BATHROOM COMPLETES THE ACCOMMODATION.

IDEALLY LOCATED, THE PROPERTY IS WITHIN EASY REACH OF A RANGE OF LOCAL AMENITIES, INCLUDING SHOPS, CAFÉS, AND GREEN SPACES. HOMEFIELD PARK REMAINS A POPULAR AND WELL-REGARDED LOCATION, KNOWN FOR ITS STRONG SENSE OF COMMUNITY AND EXCELLENT TRANSPORT LINKS, PROVIDING CONVENIENT ACCESS TO CENTRAL LONDON AND SURROUNDING AREAS.

THIS IS A FANTASTIC OPPORTUNITY TO ACQUIRE A WELL-PRESENTED HOME IN A SOUGHT-AFTER LOCATION. EARLY VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE ALL THAT THIS PROPERTY HAS TO OFFER.

CHARGES FOR THE PERIOD 25 MARCH TO 28 SEPTEMBER 2026: AS ADVISED BY VENDOR.

GENERAL SERVICE CHARGE - £850
INSURANCE - £180.82
RESERVE FUND £75.76

- TWO BEDROOMS
- PURPOSE BUILT FLAT
- CLOSER TO AMENITIES
- NO ONWARD CHAIN
- EPC RATING C
- COUNCIL TAX BAND D

