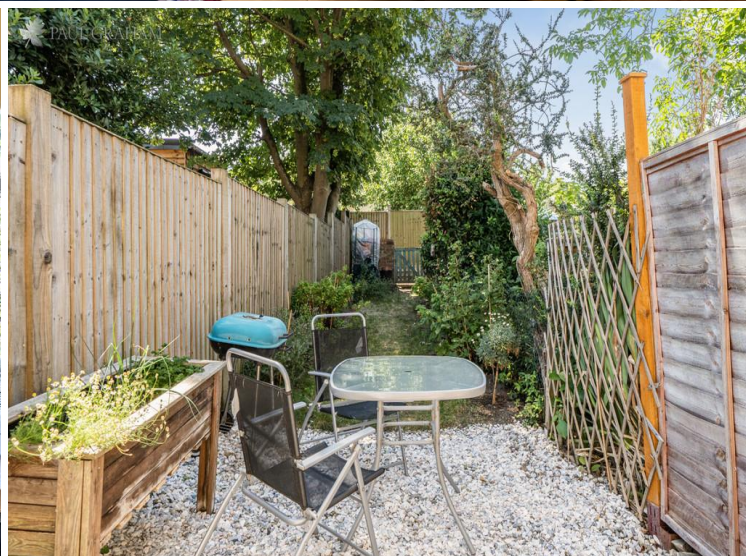


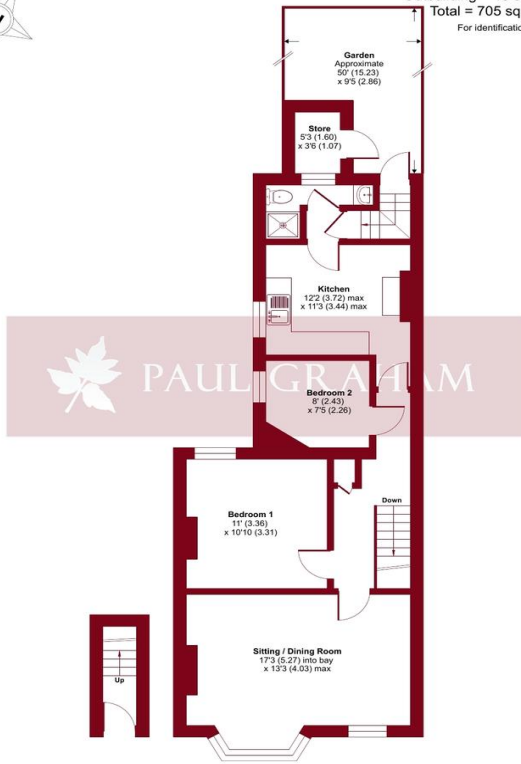


3 Waterloo Road, Sutton, SM1 4LS | **Guide Price £325,000 Leasehold**

A charming 705 sq ft two bedroom first floor maisonette with direct access to its own private garden, presented in good condition throughout and ideally located within walking distance of Sutton town centre and station. Boasting a spacious living/dining room, generous fitted kitchen, loft storage and a long lease of approximately 148 years, this lovely home is perfect for first-time buyers, downsizers or investors alike.

Waterloo Road, Sutton, SM1

Approximate Area = 687 sq ft / 63.8 sq m
Outbuilding = 18 sq ft / 1.6 sq m
Total = 705 sq ft / 65.4 sq m
For identification only - Not to scale



GROUND FLOOR FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Paul Graham. REF: 1487533. © richcom 2026.

ENTRANCE HALL

LANDING

SITTING/DINING ROOM 17' 3" x 13' 3" (5.26m x 4.04m)

KITCHEN 12' 2" x 11' 3" (3.71m x 3.43m)

BEDROOM 1 11' 0" x 10' 10" (3.35m x 3.3m)

BEDROOM 2 8' 0" x 7' 5" (2.44m x 2.26m)

BATHROOM

STORE 5' 3" x 3' 6" (1.6m x 1.07m)

GARDEN 50' 0" x 9' 5" (15.24m x 2.87m)

LOFT

148 YEAR LEASE



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

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