

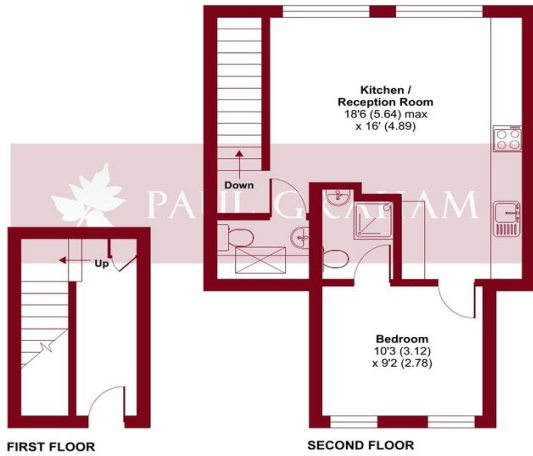


Flat 3, 29 Strathearn Road, Sutton, SM1 2RS | **Guide Price £200,000 - £220,000 Leasehold**

This charming one double bedroom split-level top floor apartment forms part of an attractive period conversion and is presented in good condition throughout. The property offers bright and well-proportioned accommodation, with a spacious open-plan kitchen and reception room, a modern bathroom and a generous double bedroom. Arranged over two levels, the layout provides a unique and characterful feel, while further benefits include a newly extended long lease with approximately 177 years remaining. This property would make an ideal first-time purchase or investment, offering both charm and practicality in a highly convenient setting.

**Strathearn Road, Sutton, SM1**

Approximate Area = 548 sq ft / 50.9 sq m  
For identification only - Not to scale



**ENTRANCE HALL**

**KITCHEN/RECEPTION ROOM 18' 6" x 16' 0"** (5.64m x 4.88m)

**BEDROOM 10' 3" x 9' 2"** (3.12m x 2.79m)

**ENSUITE**

**UTILITY/WC**

**NEWLY EXTENDED LEASE**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncbhcom 2026. Produced for Paul Graham. REF: 1433648



**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		
55-68	D		
39-54	E	51 E	54 E
21-38	F		
1-20	G		

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