



£2,100 pcm
328 High Street, Sutton, SM1



 **3**
Bedrooms

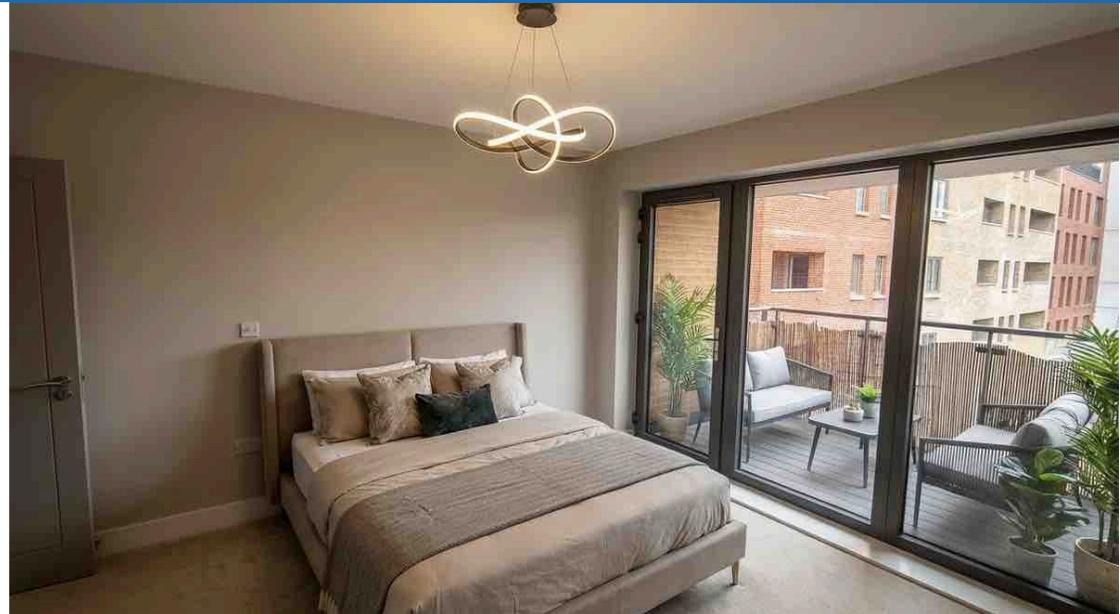
 **2**
Bathrooms

1 Oscar House, 1b Fairfield Road, Brentwood, Essex, CM14 4LR |
management@blueprintproperties.co.uk

01277287931

£2,100 pcm

328 High Street, Sutton, SM1



This spacious three-bedroom flat offers modern living in a luxury development on Sutton's High Street. Featuring two bathrooms, an open-plan lounge, and a balcony, the property includes off-road parking and excellent transport links. Additional amenities include a washer, dryer, dishwasher, and video door entry.

Available from April 20th - Book your viewing today - Located in the heart of Sutton, this three-bedroom flat at Sovereign House offers a high specification throughout. The property features two bathrooms, including an en-suite, and a single reception room designed with an open-plan layout, enhancing the sense of space and light. The kitchen is equipped with modern appliances, including an oven/hob, dishwasher, washer, and dryer, providing convenience for everyday living.

The flat benefits from full double glazing, ensuring energy efficiency and comfort. The balcony offers an outdoor space to enjoy views of the surrounding area. Each of the three bedrooms is a double, providing ample space for residents. The property also includes off-road parking, a valuable feature in this central location.

Sutton's High Street location provides excellent transport links, making commuting straightforward. The development is serviced by an elevator, adding to the accessibility of the building. Video door entry enhances security, offering peace of mind to residents.

Nearby amenities include a variety of shops, restaurants, and services, all within walking distance. The area is well-connected, with public transport options that provide easy access to the wider London area. This luxury development offers a modern lifestyle with all the conveniences of city living. Virtual staging has been used for marketing purposes.

Sutton High Street

Internal Finishes & Decor

The interior will be finished to a high standard including; Smooth-finished plaster to all walls and ceilings, Emulsion paint finish to walls and ceilings throughout, Gloss white paint to skirtings and architraving, Flush faced solid core veneered doors throughout with complementary chrome finish door furniture, Fitted quality pile carpets with independent underlay to bedrooms, Engineered wood flooring to Hallways and living/dining rooms & Built in wardrobes with integral shelving to master bedrooms

Kitchens

All kitchens are custom designed and include; a range of wall and base units with contemporary handles, work surfaces with upstand, Stainless steel 1½ bowl sink with dual control monobloc mixer.

Appliances

All apartments will include; a range of energy efficient integrated appliances to include: Induction Hob, Electric Oven, Extractor, Dishwasher, Fridge Freezer, Standalone Washer/Dryer (some maybe located in hall cupboard) & Microwave Oven

Bathrooms, En-suite and WC's

Bathrooms and en-suite will be finished in a Contemporary style with; white sanitaryware, Chrome finish monobloc mixer taps with pop up waste, Chrome finish thermostatically controlled shower to en-suites, Ceramic wall & floor tiling to bathrooms and en-suites, Thermostatically controlled shower mixer system to baths, Chrome finish heated towel rails to bathrooms and en-suites, fitted mirror cabinet with integrated light and shaver socket to bathrooms and en-suites

Floorplans

The floorplans attached are for indicative purposes only and are subject to change.

Disclaimer

These particulars are for guidance only and do not form part of any contract. Whilst care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. All Specification details are correct at time of publish but may change throughout the course of the development. They are issued on the understanding that all negotiations will be conducted through this firm. Computer generated images indicative only. Consequently, these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the special matters prescribed by any order made under the Property Misdescription Act 1991. Nor do they constitute a contract, part of a contract or a warranty. The information contained in this document is from sources we believe to be

reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted herein subject to the possibility of errors, omissions or changes without notice.

Room title

1. These particulars do not constitute nor constitute any part of an offer or a contract. Fixtures, fittings and internal specifications may change during the development program. 2. All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/Lessor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. The particulars, various plans, photographs, descriptions and measurements have been carefully prepared, but their accuracy is not guaranteed and any intending Purchasers/Lessees shall satisfy themselves by inspection or otherwise as to their correctness. No omission, accidental error or misdescription shall be a ground for a claim neither for compensation nor for the recession of the Contract by either the Vendor/Lessor or the Purchaser/Tenant. 5. Neither the Vendor/Lessor nor Blueprint Estate Agents nor any person in their employment has any authority to make or give any representation or warranty in relation to the property.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

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