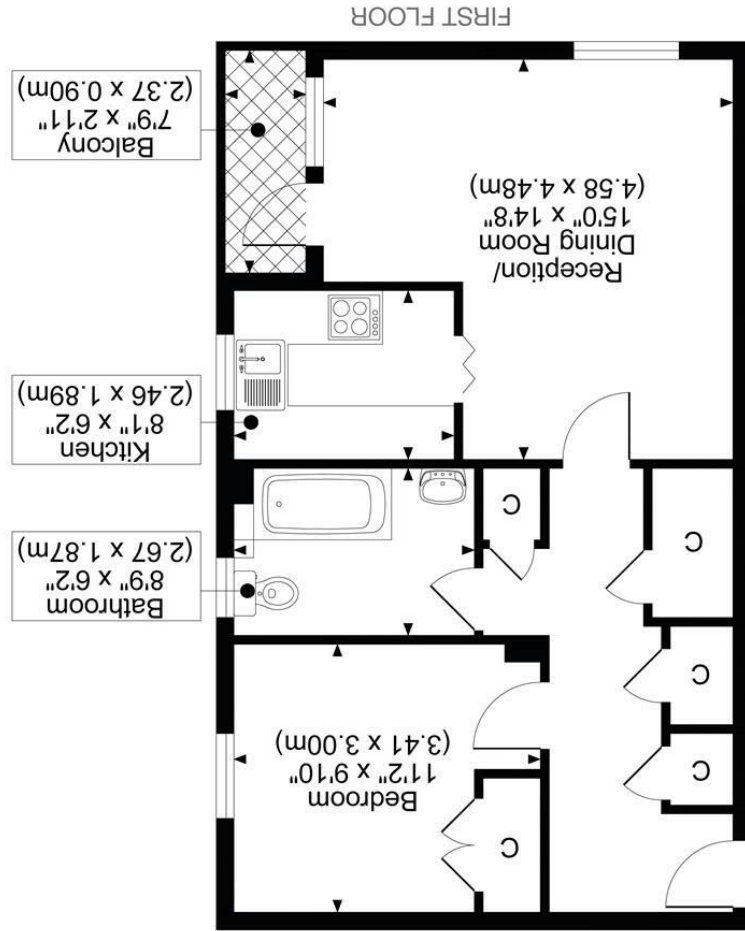




All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



EATON ROAD, SM2
 TOTAL APPROX FLOOR PLAN AREA 546 SQ.FT (51 SQ.M)



EATON ROAD, SUTTON SM2 5DN

CHAIN FREE

WELCOME TO THIS CHARMING FIRST-FLOOR FLAT ON EATON ROAD, SUTTON. THIS ONE-BEDROOM HOME IS IDEAL FOR FIRST-TIME BUYERS LOOKING TO GET ON THE LADDER OR INVESTORS WHO SEEK A FANTASTIC OPPORTUNITY.

THIS PROPERTY OFFERS A BRIGHT RECEPTION ROOM, A SPACIOUS BEDROOM, A WELL-KEPT BATHROOM, AND A LOVELY PRIVATE BALCONY – PERFECT FOR RELAXING.

THE FLAT IS ALSO JUST A SHORT WALK FROM SUTTON STATION, MAKING TRAVEL INTO LONDON QUICK AND CONVENIENT.

IF YOU ARE INTERESTED IN ARRANGING A VIEWING, PLEASE GIVE OUR SUTTON TEAM A CALL ON 0208 661 5187.

LEASE - 944 YEARS.

ANNUAL MAINTENANCE FEE - £1,900 INC BUILDING INSURANCE AS ADVISED BY VENDOR.

GROUND RENT £22 PER ANNUM AS ADVISED BY VENDOR.

OFFERS IN THE REGION OF £240,000

- NO ONWARDS CHAIN
- BALCONY
- CLOSE TO SUTTON STATION
- GARAGE EN BLOC
- EPC RATING C
- COUNCIL TAX BAND C

