



barnard marcus

Sovereign Apartments High Street, Sutton SM1 1AP



barnard
marcus

welcome to

Sovereign Apartments High Street, Sutton

Welcome to this beautifully presented two-bedroom, two-bathroom apartment located in the vibrant heart of Sutton. Perfectly positioned just steps from Sutton High Street, this modern flat offers the ultimate blend of comfort, convenience, and contemporary living.

Set within a well-maintained development, the property boasts a spacious open-plan layout with sleek finishes throughout. The generous living area flows seamlessly onto a large private balcony-ideal for morning coffee, evening relaxation, or entertaining guests. Both bedrooms are well-proportioned, with the master featuring an en-suite bathroom, while the second bathroom is perfect for guests or family.

Enjoy the peace of mind that comes with a long lease and allocated parking, making city living stress-free. The apartment also benefits from secure entry and lift access, adding to its appeal for professionals, couples, or investors.

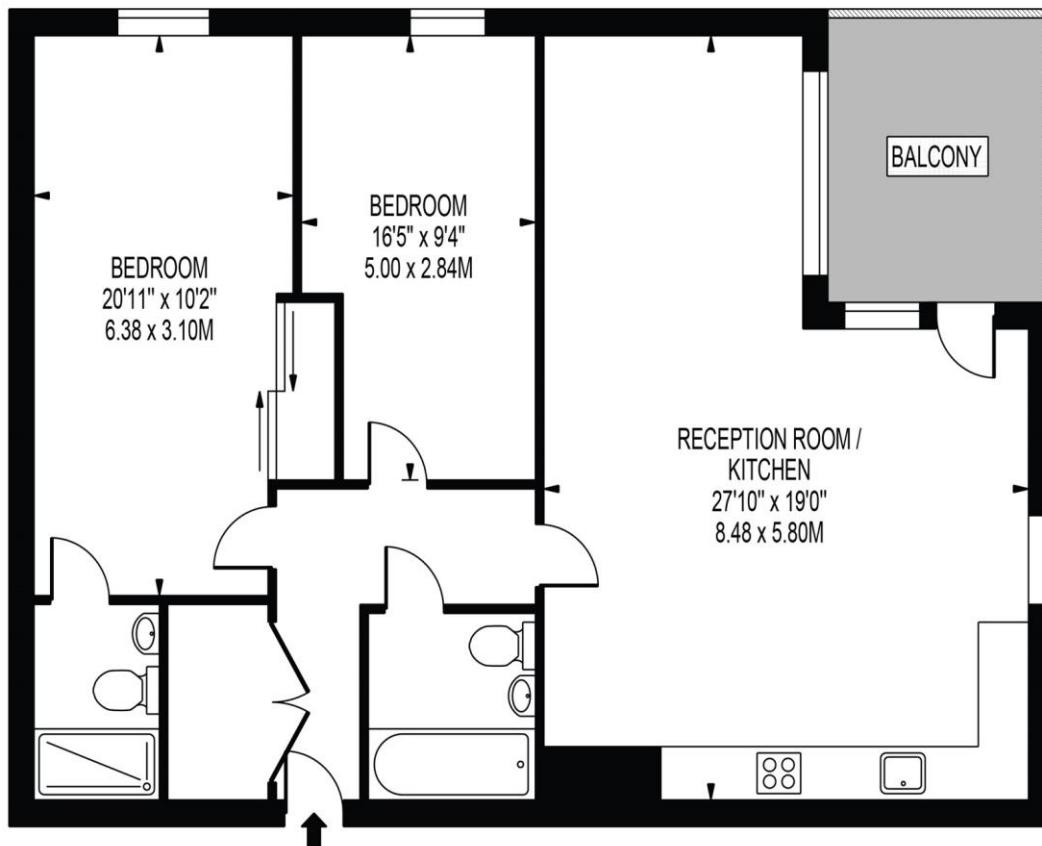
Location is key, and this property delivers. With Sutton Common Station within walking distance, commuting to Central London and beyond is effortless. Plus, you're just moments from an array of shops, cafes, restaurants, and local amenities-everything you need right on your doorstep.

Whether you're looking for your first home, a stylish upgrade, or a smart investment, this apartment ticks all the boxes. Don't miss your chance to own a slice of Sutton's thriving community.



SOVEREIGN HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1006 SQ FT - 93.43 SQ M



THIRD FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

welcome to

Sovereign Apartments High Street, Sutton

- Two spacious double bedrooms with modern finishes
- Two contemporary bathrooms, including an en-suite
- Large private balcony ideal for relaxing or entertaining
- Allocated parking space included
- Long lease offering peace of mind

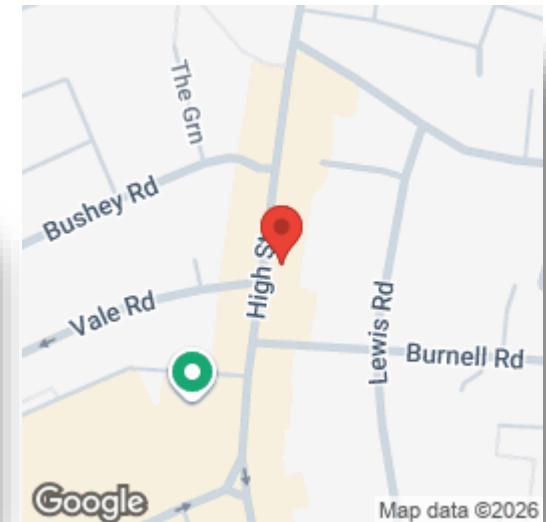
Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 3000.00

Ground Rent: 350.00

This is a Leasehold property with details as follows; Term of Lease 126 years from 01 Jan 2016.
Should you require further information please contact the branch. Please Note additional fees
could be incurred for items such as Leasehold packs.

£375,000



view this property online barnardmarcus.co.uk/Property/SUT110893

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
SUT110893 - 0012

Please note the marker reflects the
postcode not the actual property



020 8643 8245



Sutton@barnardmarcus.co.uk



2&3 Regent Parade, Brighton Road, SUTTON,
Surrey, SM2 5BL



barnardmarcus.co.uk