



barnard marcus

**25a Cedar Road, Sutton SM2 5DG**



barnard  
marcus

welcome to

## 25a Cedar Road, Sutton

The layout of the flat is spacious and well-proportioned. The reception room is a versatile space. The kitchen comes equipped with all the necessary amenities, suitable for all your cooking needs. The bedroom promises a quiet and restful environment, while the bathroom is well-maintained and functional.

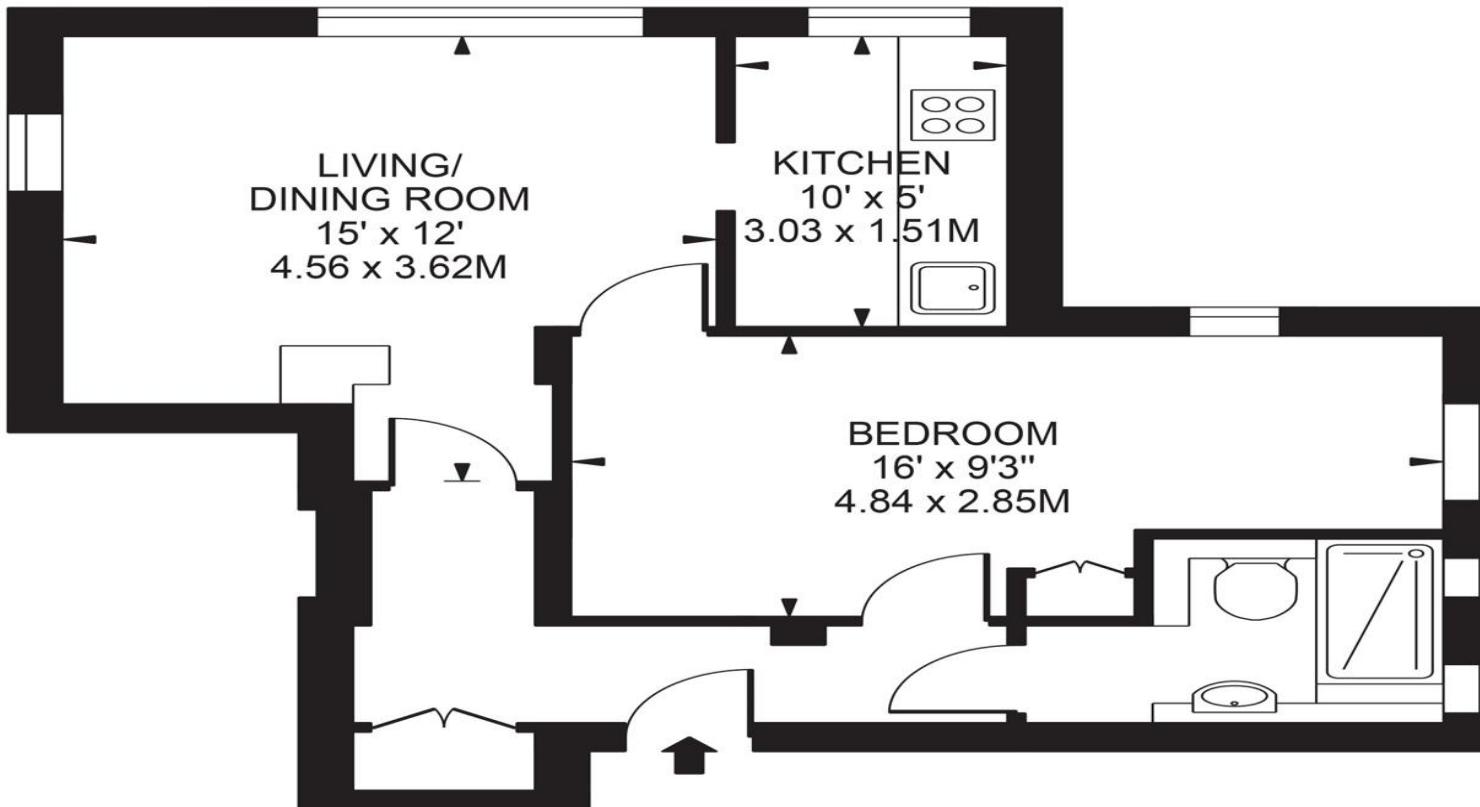
One of the unique features of this property is the availability of parking, providing extra convenience for vehicle owners. The location of this property is highly desirable, situated close to public transport links, local amenities, and green spaces. The proximity to these facilities not only ensures easy commuting but also offers a variety of leisure and entertainment options.

This flat strikes the perfect balance between city living and the tranquillity of green spaces, making it an ideal place to live. Whether you are a first-time buyer stepping onto the property ladder or an investor seeking a valuable asset, this property presents an excellent opportunity. The good condition of the flat, coupled with its unique features and prime location, guarantees both comfort and potential growth in value.



# CEDAR ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 450 SQ FT - 41.79 SQ M



## GROUND 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

## 25a Cedar Road, Sutton

- Spacious well-proportioned layout
- Equipped kitchen
- Well-maintained functional bathroom
- Convenient parking available
- Close to public transport

Tenure: Leasehold EPC Rating: D

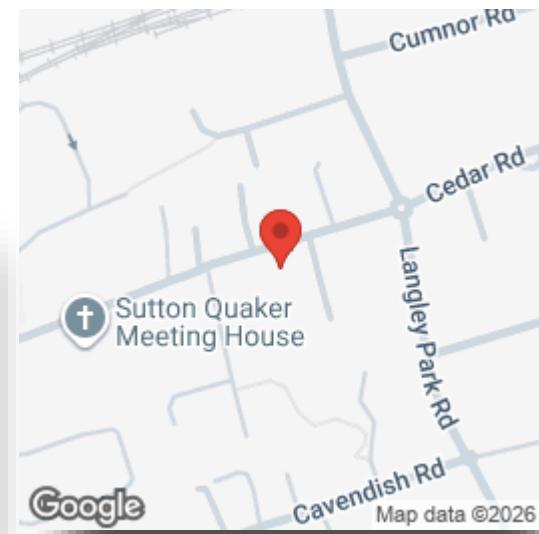
Council Tax Band: D Service Charge: 1200.00

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£220,000**



**view this property online** [barnardmarcus.co.uk/Property/SUT107482](http://barnardmarcus.co.uk/Property/SUT107482)

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:  
SUT107482 - 0026

Please note the marker reflects the postcode not the actual property



**020 8643 8245**



[Sutton@barnardmarcus.co.uk](mailto:Sutton@barnardmarcus.co.uk)



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



[barnardmarcus.co.uk](http://barnardmarcus.co.uk)