



Leben Court Sutton Court Road, Sutton SM1 4FF

welcome to

Leben Court Sutton Court Road, Sutton

Nestled just moments from Sutton Train Station and the bustling High Street, this stunning two-bedroom split-level apartment offers the perfect blend of space, style, and convenience. Spanning an impressive 993 square feet, this top-floor (5th floor) residence boasts exceptional proportions and a bright, airy ambiance throughout.

Step into a modern haven where natural light floods every corner, enhanced by expansive windows that frame far-reaching views across the skyline. The spacious open-plan living and dining area provides a welcoming space for relaxation and entertaining, while the sleek contemporary kitchen is fully equipped for modern living.

The apartment features two generously sized bedrooms and two stylish bathrooms—one conveniently located on the ground floor, ideal for guests or flexible living arrangements. With its unique split-level layout, the home offers a sense of privacy and separation rarely found in apartment living.

Additional highlights include two fully operational lifts for easy access, an allocated parking space, and a chain-free sale for a smooth transaction. Whether you're a first-time buyer, downsizer, or investor, this property ticks all the boxes for comfort, practicality, and location.

With Sutton's excellent transport links, vibrant shopping, and dining options just steps away, this is a rare opportunity to secure a spacious and sophisticated home in one of South London's most desirable areas.

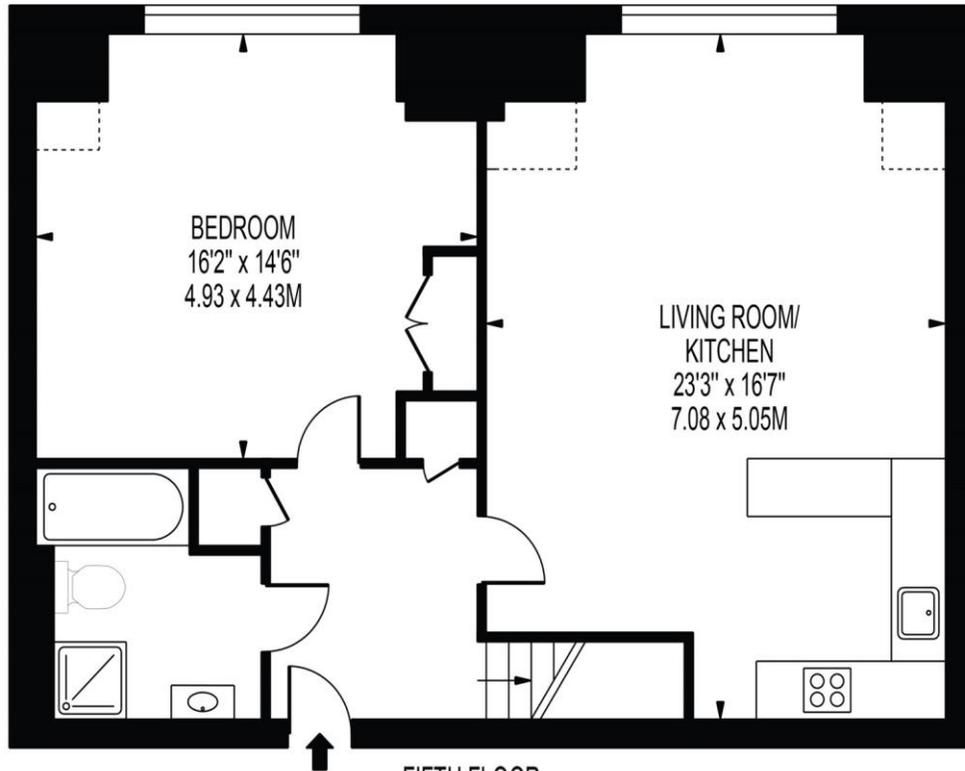


LEBEN COURT

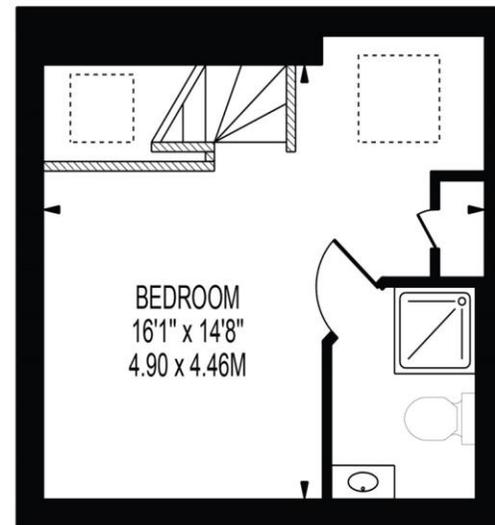
APPROXIMATE TOTAL INTERNAL FLOOR AREA: 993 SQ FT - 92.29 SQ M

(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 9 SQ FT - 0.84 SQ M



FIFTH FLOOR



SIXTH 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.

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Leben Court Sutton Court Road, Sutton

- Two Double Bedrooms
- Two Bathrooms
- Top-Floor Apartment
- Split-Level Layout
- Allocated Parking

Tenure: Leasehold EPC Rating: C

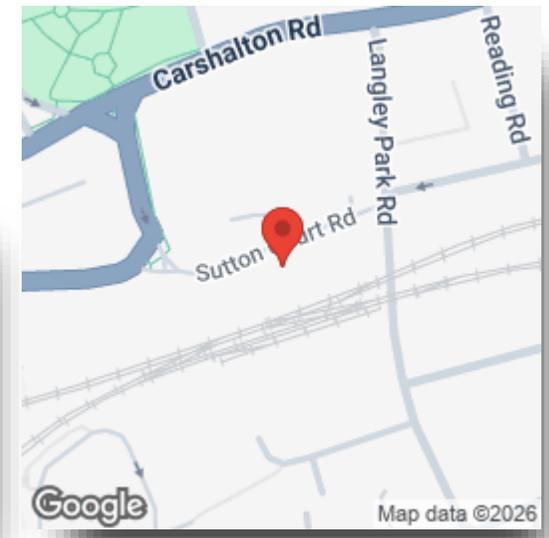
Council Tax Band: D Service Charge: 1800.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£425,000



view this property online [barnardmarcus.co.uk/Property/SUT110848](https://www.barnardmarcus.co.uk/Property/SUT110848)



Property Ref:
SUT110848 - 0007

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Please note the marker reflects the
postcode not the actual property