

## Old Ink House, Sutton

£300,000



Leasehold | EPC rating: D

- 2 bed 2nd Floor apartment
- Open-plan lounge and kitchen
- Allocated basement parking

- 2 double bedrooms
- Lift access
- Close to Sutton Train Station

# BELVOIR!

Property is personal

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## Description

Situated at the heart of Sutton, the property offers a comfortable and practical living space ideal for first-time buyers, professionals, or investors who looking for an excellent opportunity to enjoy modern living within a well-connected part of the area.

The apartment has a well-proportioned hallway that provides access to all principal rooms. The open-plan living room and kitchen is a comfortable and airy area, benefiting from natural light that flows in through large windows. This space provides ample room for both seating and dining arrangements, making it suitable for relaxing evenings at home as well as entertaining guests.

The apartment features two well-sized bedrooms, each offering comfortable accommodation. The principal bedroom provides ample space for a double bed along with wardrobes and additional furniture, making it a relaxing retreat at the end of the day. The second bedroom is also well proportioned and can serve a variety of purposes depending on the needs of the occupants. The family bathroom is neatly presented and fitted with a bathtub with overhead shower, wash basin, and WC.

The apartment enjoys a convenient location within Sutton, offering easy access to local shops, supermarkets, cafes, essential amenities and parks. Local transport connections and 5-mins walk to Sutton Train station allow residents to travel easily to nearby towns and central London, making the property suitable for commuters as well.

## Photographs



## Rooms

### RECEPTION/KITCHEN

5.28m x 4.08m (17'4" x 13'5")

### BEDROOM 1

4.67m x 3.65m (15'4" x 12'0")

### BEDROOM 2

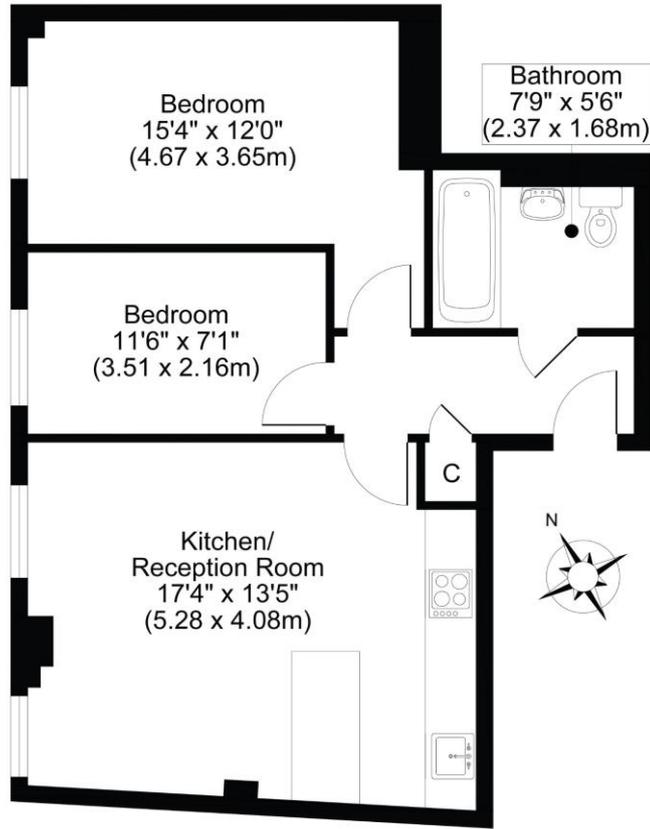
3.51m x 2.16m (11'6" x 7'1")

### BATHROOM

2.37m x 1.68m (7'10" x 5'6")

# Floorplan

OLD INN HOUSE, HIGH STREET, SM1 4RA  
TOTAL APPROX FLOOR PLAN AREA 571 SQ.FT (53 SQ.M)



SECOND FLOOR

# Map

