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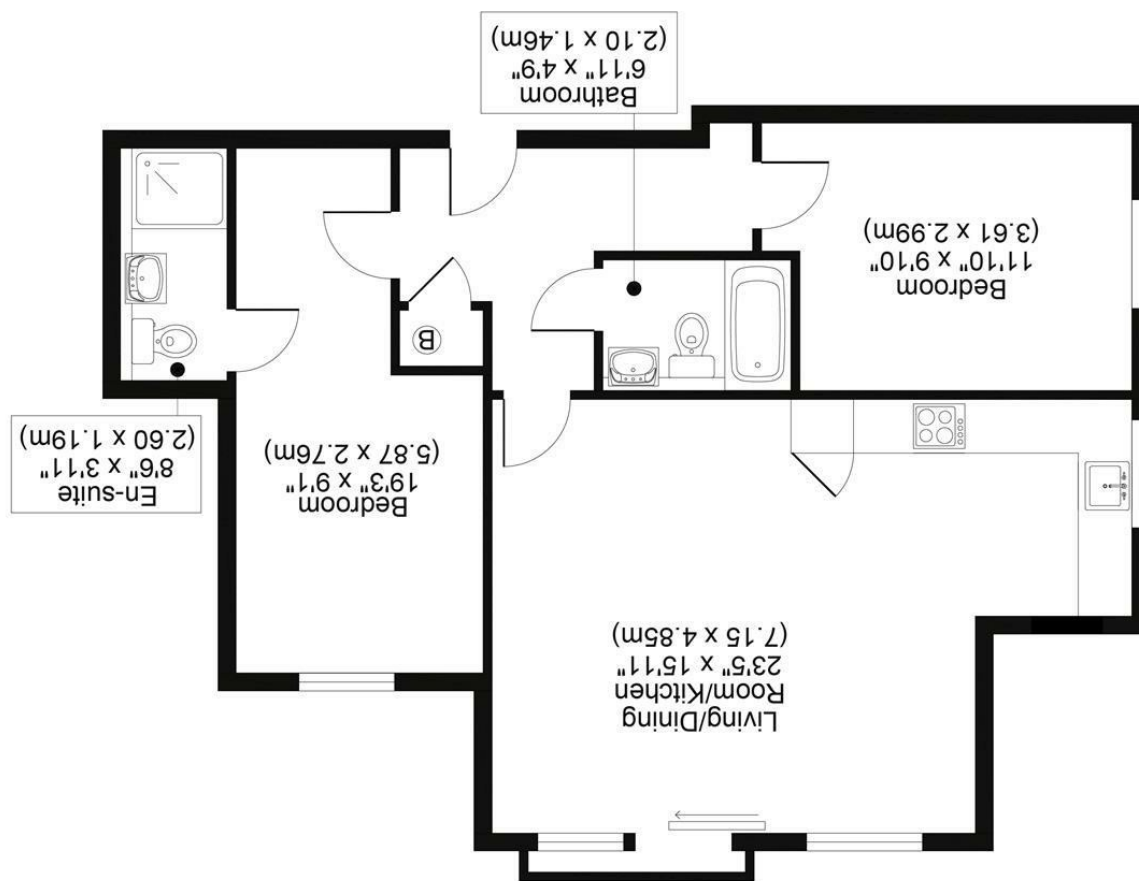
RICS

The Property Ombudsman

CHRISTIES

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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.



SECOND FLOOR
 TOTAL APPROX FLOOR PLAN AREA 776 SQ.FT (72 SQ.M)
 DEVONSHIRE ROAD, SM2



CHRISTIES



15A DEVONSHIRE ROAD, SUTTON SM2 5HQ

GUIDE PRICE: £425,000 - £450,000

WELCOME TO THIS EXQUISITE SECOND FLOOR FLAT LOCATED ON DEVONSHIRE ROAD IN SUTTON. THIS NEWLY BUILT PROPERTY, COMPLETED IN 2020, OFFERS A MODERN LIVING EXPERIENCE WITH A LUXURIOUS FINISH THROUGHOUT. THE FLAT FEATURES TWO WELL-PROPORTIONED BEDROOMS, INCLUDING A MASTER SUITE WITH AN EN-SUITE BATHROOM, ENSURING BOTH COMFORT AND PRIVACY.

THE SPACIOUS RECEPTION ROOM PROVIDES AN INVITING AREA FOR RELAXATION AND ENTERTAINMENT, PERFECT FOR BOTH QUIET EVENINGS AND SOCIAL GATHERINGS. THE CONTEMPORARY DESIGN AND HIGH-QUALITY FINISHES CREATE A STYLISH ATMOSPHERE THAT IS SURE TO IMPRESS.

IN ADDITION TO ITS ELEGANT INTERIORS, THIS PROPERTY ALSO BOASTS THE CONVENIENCE OF PARKING TO THE REAR, A VALUABLE ASSET IN TODAY'S URBAN LIVING. THE FLAT'S PRIME LOCATION IN SUTTON OFFERS EASY ACCESS TO LOCAL AMENITIES, TRANSPORT LINKS, AND GREEN SPACES, MAKING IT AN IDEAL CHOICE FOR BOTH FAMILIES AND PROFESSIONALS ALIKE.

THIS PROPERTY PRESENTS A WONDERFUL OPPORTUNITY TO ENJOY MODERN LIVING IN A SOUGHT-AFTER AREA. DO NOT MISS THE CHANCE TO MAKE THIS STUNNING FLAT YOUR NEW HOME.

LEASE REMAINING: 119 YEARS.
GROUND RENT: £150 TWICE A YEAR (AS ADVISED BY VENDOR)
SERVICE CHARGE: £921.74 TWICE A YEAR (AS ADVISED BY VENDOR)

OFFERS IN THE REGION OF £425,000

- TWO BEDROOMS
- TWO BATHROOMS
- STUNNING CONDITION
- ALLOCATED PARKING
- COUNCIL TAX BAND D
- EPC RATING B

