



**Egmont Road, Sutton SM2 5JN**



**welcome to**

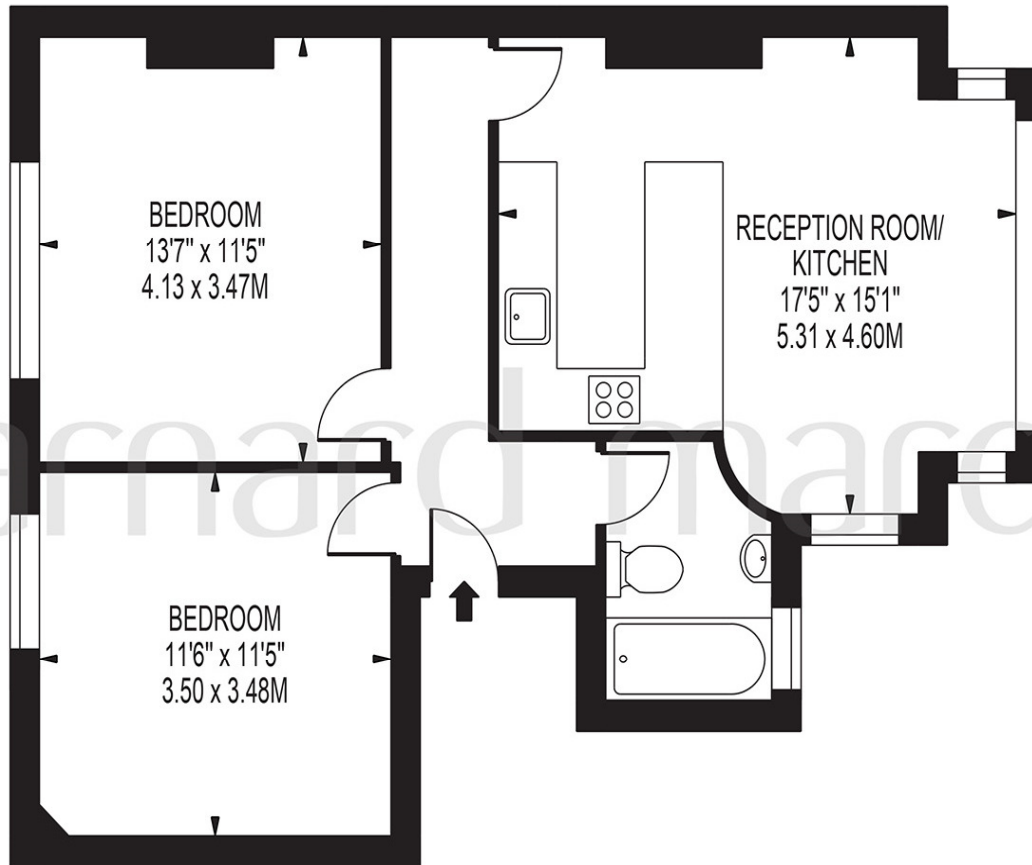
**Egmont Road, Sutton**

A bright and spacious two double bedroom period conversion, featuring an open plan kitchen and living area, classic character, and excellent convenience. Offered chain free with a share of freehold and long lease, the property sits moments from Sutton High Street and Sutton Station.



## EGMONT ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 647 SQ FT - 60.07 SQ M



### FIRST 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.

**\*\*Guide price £325,000 - £350,000\*\*A**

beautifully presented two double bedroom period conversion on sought after Egmont Road in South Sutton offers an appealing blend of character, space, and convenience.

Set within an attractive period building, this charming home provides generous room proportions, high ceilings, and a warm, welcoming feel throughout.

The property is offered chain free, and comes with a share of freehold, along with a long lease, giving buyers peace of mind and long-term security. Both bedrooms are well sized doubles, making the flat suitable for a range of lifestyles, whether you're a first-time buyer looking for a comfortable and well-connected home, a downsizer seeking ease and practicality, or an investor searching for a strong buy to let opportunity in a consistently popular area.

The spacious open plan kitchen and living room creates a bright and sociable environment, ideal for relaxing, dining, or entertaining. The property also benefits from on street parking, adding everyday convenience.

Egmont Road is a quiet, tree lined residential street positioned perfectly for access to Sutton High Street, with its wide selection of shops, cafés, and amenities. Sutton Station is within easy reach, offering fast and frequent links into Central London, making this an excellent choice for commuters. Families will appreciate the proximity to several highly regarded schools, including Devonshire Primary,

**welcome to**

## **Egmont Road, Sutton**

- Two generous double bedrooms
- Period conversion in South Sutton
- Open plan kitchen and living space
- Chain free sale
- Share of freehold with long lease

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

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.

Price

**£325,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SUT111034](https://barnardmarcus.co.uk/Property/SUT111034)



Property Ref:  
SUT111034 - 0003

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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**barnard marcus**



**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](https://barnardmarcus.co.uk)**