

**FOR SALE**



Sutton Park Road, Sutton, SM1

GUIDE Price £260,000 Leasehold



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# Property Description

This attractive one bedroom apartment is located in the heart of Sutton. The property features a spacious open-plan kitchen and living area with ample room for dining, a modern three-piece bathroom with shower over bath, one double bedroom with built-in wardrobes, and a private balcony boasting stunning views.

Additional highlights include a large hallway storage cupboard, allocated under-croft parking, secure bike storage, a communal courtyard, and a secure entry phone system.

Ideally positioned just moments from Sutton Station (Southern & Thameslink), the apartment offers excellent transport links across London and into the City. The high street is right on your doorstep, providing a fantastic selection of shops, restaurants, and bars. Several well-regarded schools are also close by, making this an ideal home for a young family seeking extra space and great transport connections.

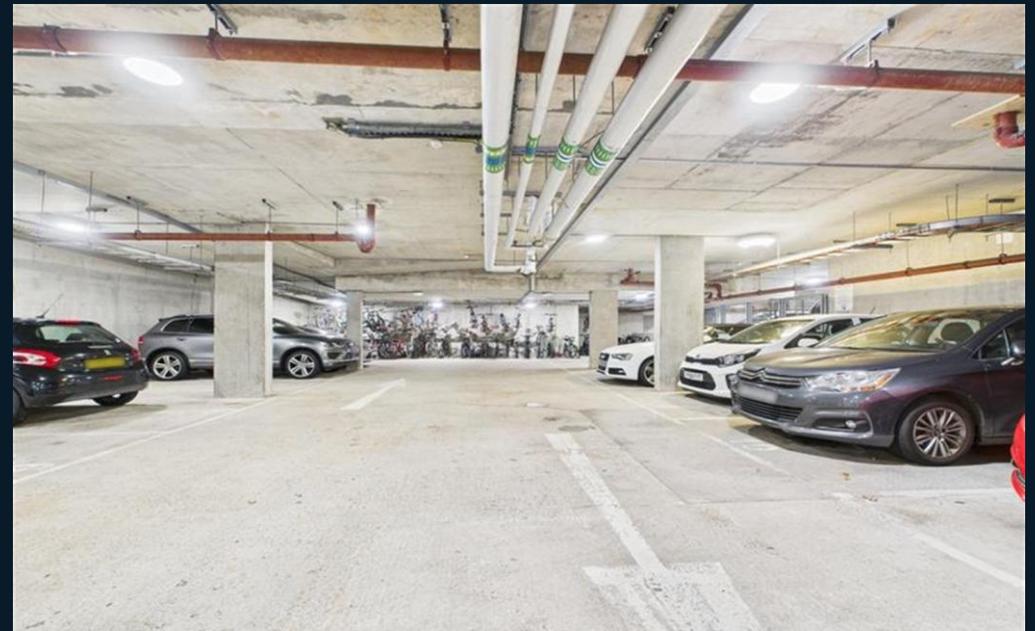


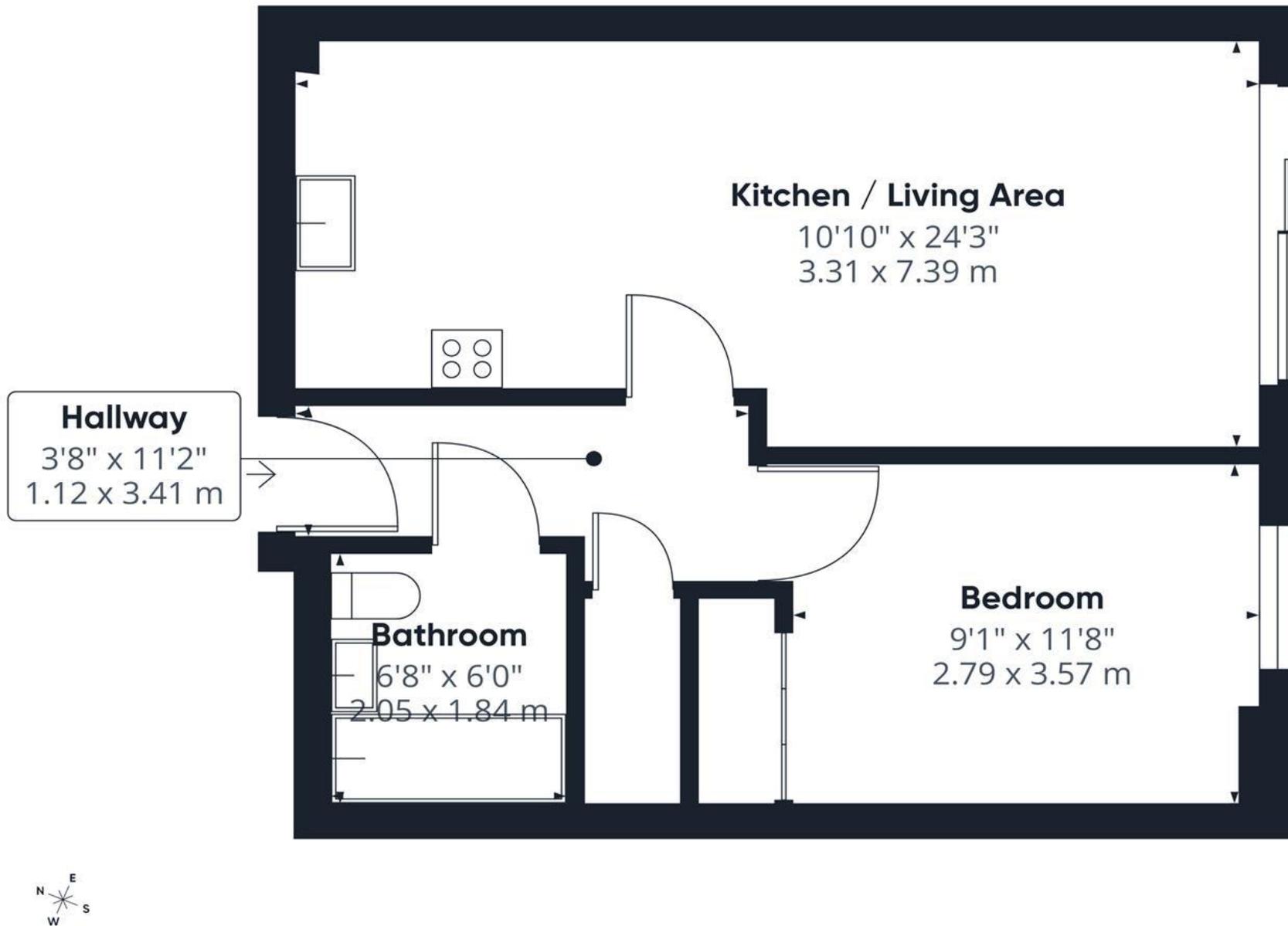
## Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	<b>A</b>		
81-91	<b>B</b>		<b>85</b>
69-80	<b>C</b>	<b>74</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	







Approximate total area<sup>(1)</sup>  
468 ft<sup>2</sup>  
43.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## Material Information

**Tenure – Leasehold**

**Length Of Lease – 972 years remaining**

**Service Charge – £2635.20**

**Council Tax Band – C**

**Local Authority – Sutton Council**



**Property Type**  
Flat (Second Floor)



**Construction Type**  
Brick



**Parking**  
Allocated Parking



**External Wall Survey**  
YES



**Water Supply**  
Thames Water



**Electricity Supply**  
Mains



**Heating**  
Electric Communal



**Broadband**  
Standard/ Ultrafast



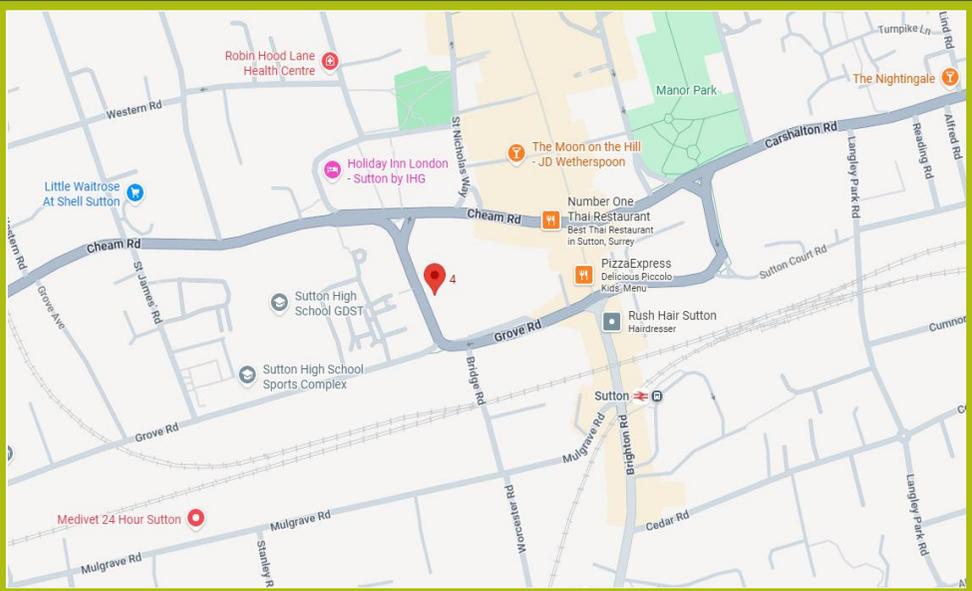
**Mobile Signal**  
Good Coverage



**Flood Risk**  
*Has the property been flooded in the past five years: NO*  
Risk Level: Low



**Proposed Development in Immediate Locality?**  
None



### Balham

45 Bedford Hill,  
London, SW12 9EY  
☎ 020 8673 4666

### Colliers Wood & Wimbledon

30 Watermill Way,  
London, SW19 2RT  
☎ 020 8090 9000

### Streatham

432/434 Streatham High Road  
London, SW16 3PX  
☎ 0208 679 9889

