



**Sutton Park Road, Sutton SM1 2GB**



**welcome to**

## **Sutton Park Road, Sutton**

Introducing this stunning two-bedroom penthouse apartment, perfectly positioned just moments from Sutton train station and Sutton High Street, offering the ultimate blend of luxury, convenience, and connectivity.

Set within a modern development, this sleek residence boasts two spacious bedrooms, both complemented by two contemporary bathrooms, including an en-suite. The open-plan living and dining area flows seamlessly onto a wrap-around terrace, ideal for entertaining or unwinding with impressive skyline views across London.

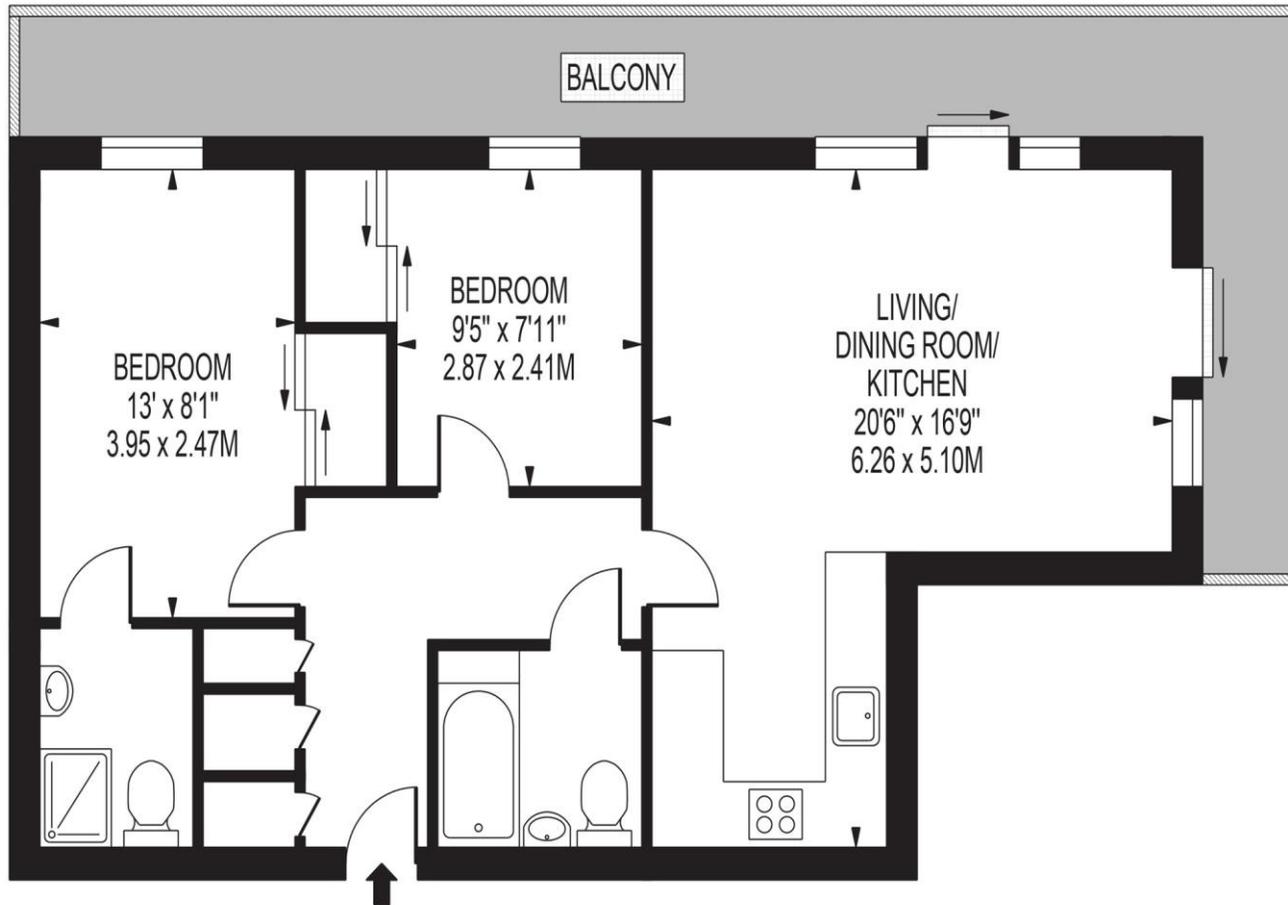
The apartment also benefits from secure, allocated underground parking and a long lease, adding peace of mind and long-term value. With the potential to be sold chain-free, it's an ideal opportunity for first-time buyers or investors seeking a standout property in a prime location.

Families will appreciate the proximity to outstanding schools such as Sutton Grammar for boys, Sutton High school, Nonsuch High Grammar school and Homefield Prep, while Manor Park offers nearby green space for leisure and recreation. The bustling high street offers a range of shops, cafés, and restaurants, with commuter links into Central London in under 30 minutes making this a truly enviable address.



# SUTTON PARK ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 659 SQ FT - 61.26 SQ M



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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## Sutton Park Road, Sutton

- Two bedroom apartment
- Two bathrooms
- Allocated parking space in secure underground car park
- Wrap around balcony
- Floor to ceiling windows throughout presenting the skyline view of London

Tenure: Leasehold EPC Rating: D

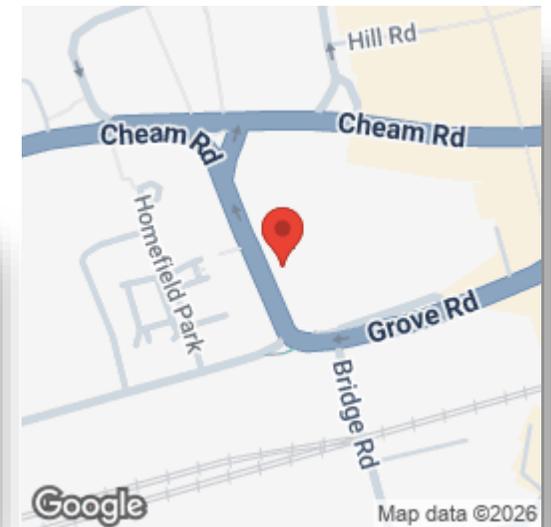
Council Tax Band: D Service Charge: 3600.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Oct 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£450,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SUT110671](https://www.barnardmarcus.co.uk/Property/SUT110671)



Property Ref:  
SUT110671 - 0009

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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://www.barnardmarcus.co.uk)