



www.centro.plc.uk | Telephone 020 8401 5000  
www.christiesworld.com | Telephone 020 8643 7777

MAYFAIR  
OFFICE.CO.UK

onTheMarket.com

zoopla.co.uk

rightmove

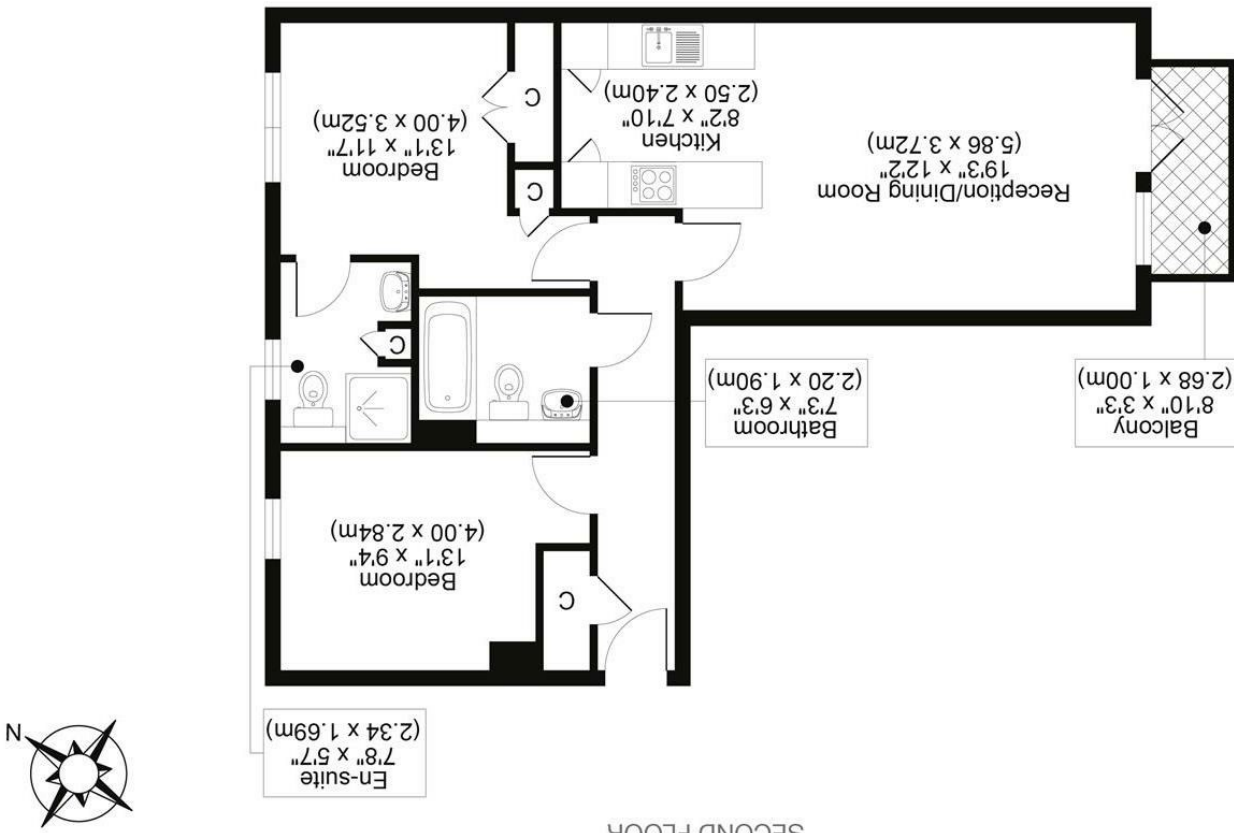
RICS

The Property  
Ombudsman

CHRISTIES

optica  
MEDIA  
optimedia.co.uk

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.



CHRISTIES



# 99 SYDNEY ROAD, SUTTON SM1 2QJ

GUIDE PRICE £350,000

\*\*GUIDE PRICE £350,000 - £375,000\*\*

LOCATED IN A DESIRABLE AREA OF SUTTON, WITH CONVENIENT ACCESS TO CENTRAL LONDON, THIS WELL-PRESENTED FLAT COMPRISES TWO DOUBLE BEDROOMS WITH AN EN-SUITE TO THE MAIN BEDROOM, A FAMILY BATHROOM, AND AN OPEN-PLAN LIVING SPACE. THE FLAT FEATURES A BRIGHT, WELL-SIZED RECEPTION ROOM AND A PRACTICAL LAYOUT, CREATING A COMFORTABLE, FUNCTIONAL LIVING ENVIRONMENT. A KEY HIGHLIGHT IS THE PRIME LOCATION, WITH A WIDE RANGE OF LOCAL AMENITIES CLOSE BY, INCLUDING SCHOOLS, SHOPS, CAFES, SUTTON TOWN CENTRE, AND EXCELLENT TRANSPORT LINKS, WITH WEST SUTTON TRAIN STATION A 5-MINUTE WALK AND SUTTON STATION A 20-MINUTE WALK. THE PROPERTY ALSO BENEFITS FROM ALLOCATED PARKING, A BIKE SHED, AND NEARBY LOCAL PARKS. WELL-SUITED TO A RANGE OF BUYERS AND INVESTORS, THIS FLAT ON SYDNEY ROAD OFFERS A PRACTICAL AND WELL-LOCATED LIVING OPTION.

GROUND RENT £200 PER ANNUM  
SERVICE CHARGES 1,460.32  
LEASE REMAINING 109 YEARS.

- ALLOCATED PARKING
- 2 DOUBLE BEDROOMS
- 2 BATHROOMS (MASTER BEDROOM WITH ENSUITE)
- PRIVATE BALCONY
- COUNCIL TAX BAND C
- EPC RATING B

