



Prince Of Wales Road , Sutton, SM1 3PE

- Exceptional Two Double Bedroom First Floor Apartment
- NO CHAIN!!!!
- Self Managed Block
- Character Features & High Ceilings
- SHARE OF FREEHOLD
- Character Building
- Close to local Amenities, Hospital & Transportation Links
- Separate Cloakroom

Guide Price £325,000



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DESCRIPTION

Exceptional, two double bedroom First floor flat, set within a beautiful period building that has been thoughtfully converted into just four exclusive apartments. The property perfectly combines character and contemporary living, boasting high ceilings, charming period features, and a sleek modern finish throughout. The accommodation is bright, spacious, and well-proportioned, comprising a large reception room filled with natural light, seamlessly flowing into a stylish open-plan kitchen. The kitchen has been recently updated and features high-gloss units, integrated appliances including a dishwasher, washing machine, fridge/freezer, electric hob and oven, as well as a built-in wine rack—ideal for modern living and entertaining.

Both bedrooms are generous doubles, with the principal bedroom offering excellent space and the second bedroom benefiting from a built-in wardrobe. The property is further complemented by a modern bathroom suite with a separate WC, adding practicality for everyday living. The building itself is self-managed, giving residents greater control over maintenance and service standards. The property is offered with a share of freehold and an impressive 996-year lease, providing long-term peace of mind.

Located on Prince of Wales Road, the property is ideally positioned close to a range of local amenities. Excellent transport links are within easy reach, providing convenient access into Central London and surrounding areas. The flat is also situated near well-regarded schools including Greenshaw High School, making it an attractive option for families. Additionally, St Helier Hospital is nearby, along with a variety of shops, parks, and local conveniences.

This exceptional property offers a rare opportunity to acquire a characterful yet modern home in a highly convenient and well-connected location.





PRINCE OF WALES ROAD
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 649 SQ FT - 60.30 SQ M



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.

Viewings

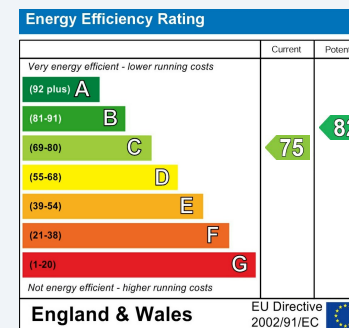
Please contact worcesterpark@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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