



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

MAYFAIR
OFFICE.CO.UK

onTheMarket.com

zoopla.co.uk

rightmove

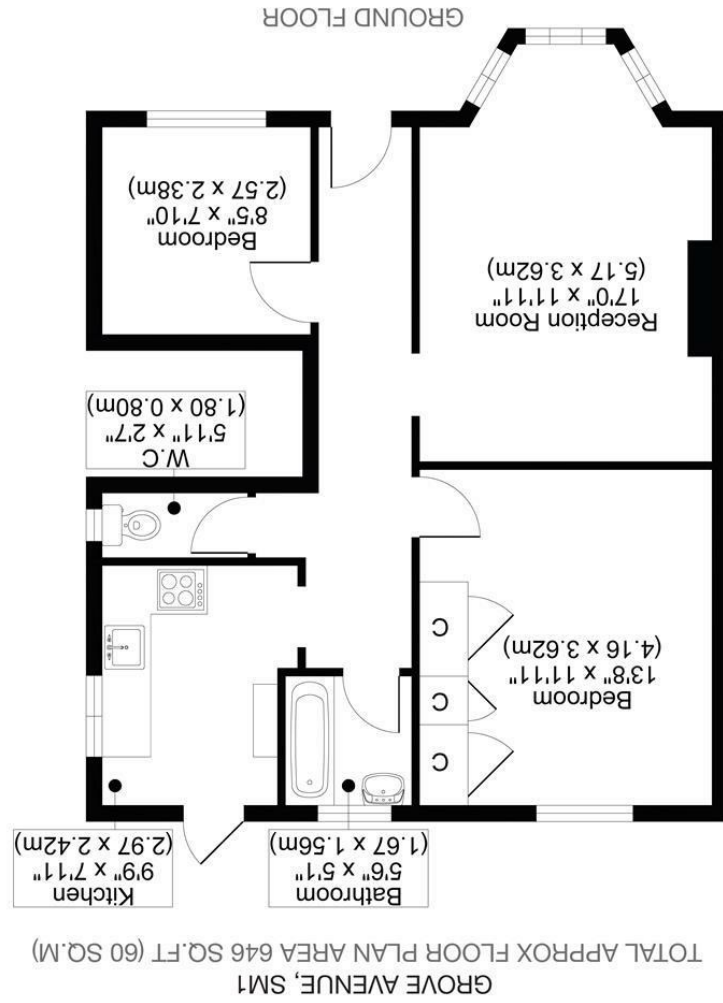
RICS

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



Grove Avenue, Sutton SM1 2DA

GUIDE PRICE £325,000

GUIDE PRICE £325,000-£350,000
LOCATED ON THE CHARMING GROVE AVENUE IN SUTTON, THIS DELIGHTFUL GROUND FLOOR MAISONETTE OFFERS AN EXCELLENT BALANCE OF COMFORT AND CONVENIENCE. WITH TWO WELL-PROPORTIONED BEDROOMS, IT IS IDEALLY SUITED TO SMALL FAMILIES, COUPLES, OR INDIVIDUALS SEEKING A PEACEFUL PLACE TO CALL HOME.

THE PROPERTY WELCOMES YOU INTO A SPACIOUS RECEPTION ROOM, PROVIDING A WARM AND INVITING SETTING FOR BOTH RELAXING AND ENTERTAINING. THE LAYOUT HAS BEEN THOUGHTFULLY ARRANGED TO MAXIMISE NATURAL LIGHT AND CREATE A BRIGHT, AIRY FEEL THROUGHOUT.

THERE IS A WELL-APPOINTED BATHROOM AND A PRACTICAL KITCHEN SPACE, ENSURING EVERYDAY LIVING IS BOTH COMFORTABLE AND CONVENIENT. BEING SITUATED ON THE GROUND FLOOR, THE PROPERTY ALSO BENEFITS FROM DIRECT ACCESS TO A PLEASANT COMMUNAL GARDEN – PERFECT FOR ENJOYING OUTDOOR SPACE IN A QUIET SETTING.

LOCATED ON A PRIVATE ROAD, THE MAISONETTE OFFERS AN ADDED SENSE OF PRIVACY AND SECURITY. THE SURROUNDING AREA PROVIDES EXCELLENT LOCAL AMENITIES, INCLUDING SHOPS, SCHOOLS, AND TRANSPORT LINKS, ALL WITHIN EASY REACH. THIS ATTRACTIVE HOME ON GROVE AVENUE PRESENTS A WONDERFUL OPPORTUNITY TO ENJOY LIFE IN A WELL-CONNECTED AND FRIENDLY NEIGHBOURHOOD.

QUARTERLY SERVICE CHARGES £355.22 AS ADVISED BY VENDOR.
175-YEAR LEASE REMAINING.

- TWO BEDROOM GROUND FLOOR MAISONETTE
- MODERN FITTED KITCHEN
- GATED ROAD
- COMMUNAL GARDEN
- COUNCIL TAX BAND: C
- ENERGY RATING: (D)

