



barnard marcus

St. Annes Court Stanley Road, Sutton SM2 6RX



welcome to

St. Annes Court Stanley Road, Sutton

Penthouse Style Living with an exceptional roof terrace

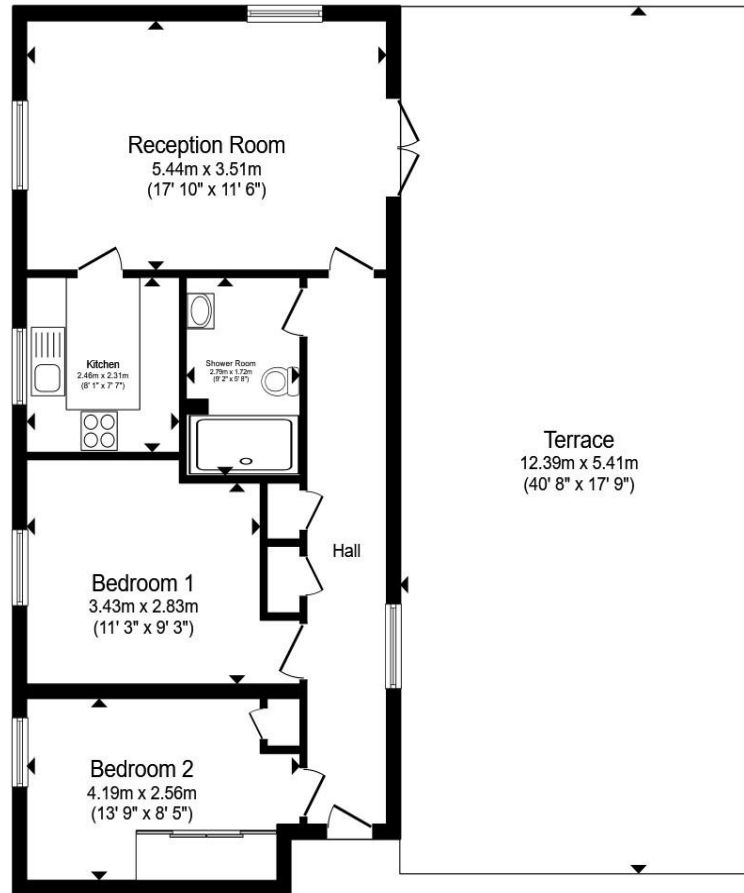
occupying an enviable position on the top floor, this well-proportioned apartment offers bright and spacious accommodation complemented by a truly outstanding private roof terrace, creating the perfect balance of indoor and outdoor living.

The generous reception room provides an excellent space for both relaxing and entertaining, while the well-appointed kitchen and two comfortable bedrooms offer practical and versatile accommodation. The layout is thoughtfully designed, with ample storage and a modern bathroom serving the property.

A standout feature of this home is the substantial roof terrace, extending to approximately 41' x 18'. This remarkable outdoor space provides far-reaching rooftop views across the surrounding area and offers an ideal setting for al fresco dining, summer entertaining, or simply unwinding with a morning coffee or evening drink. With an abundance of space for outdoor furniture, potted plants and seating areas, the terrace becomes a natural extension of the living accommodation and a wonderful place to enjoy the sunshine throughout the warmer months.

Whether hosting family and friends, enjoying summer barbecues, or simply taking in the open outlook, this impressive terrace delivers a rare lifestyle opportunity seldom found in apartment living.





Third Floor

Total floor area 64.5 m² (694 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

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- Large roof terrace
- Garage
- Short walk from Sutton train station
- Entry phone system
- Spacious throughout

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers over

£325,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SUT111454



Property Ref:
SUT111454 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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