

# Butler's

thoughtful estate agency

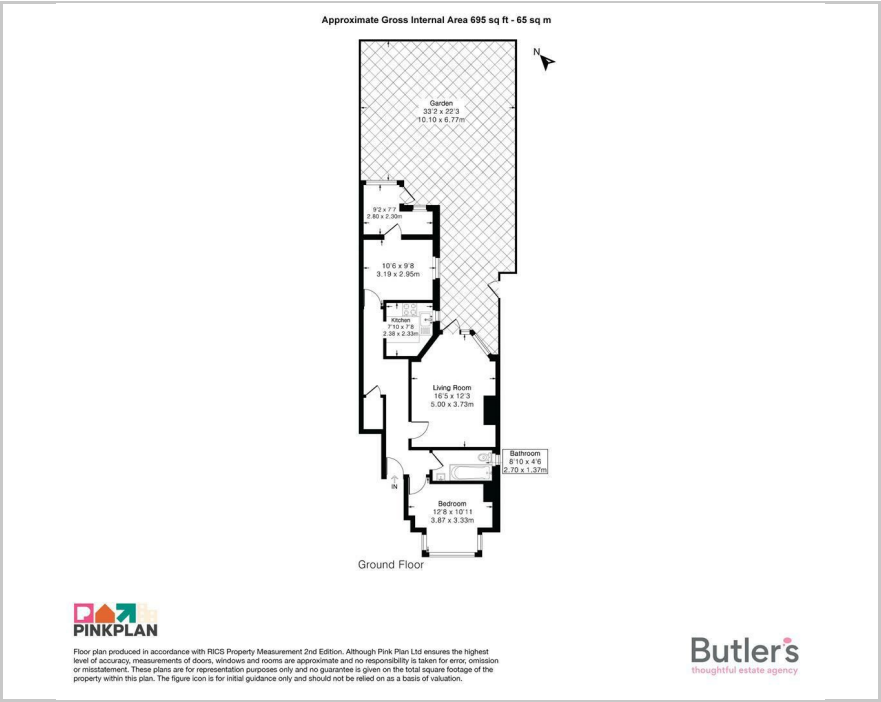
Butler's  
thoughtful estate agency  
I'm for sale  
020 39 170 160  
butlershomes.co.uk

Sherwood Park Road, Sutton, SM1 2SG

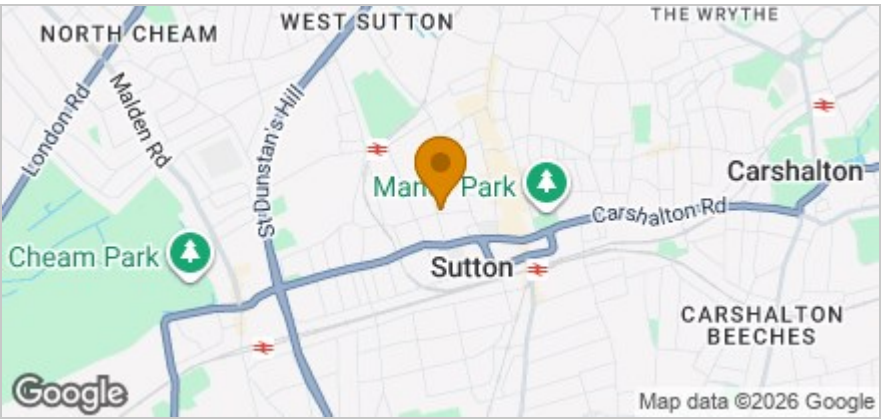
Guide price £375,000



Floor Plan



Area Map



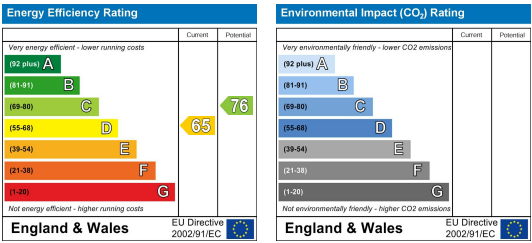
Accommodation

- Gorgeous 2 bedroom conversion apartment
- Ground floor with direct access to private garden
- Excellent internal order throughout
- Allocated parking on the driveway to front
- Benefitting from being sold with the Freehold - keeping control of your maintenance & lease
- Currently underlying lease approximately 94 years with no ground rent or service charge
- Kitchen with separate utility area
- Refitted modern bathroom
- Highly coveted, central location
- Close to excellent transport links, high street & schooling

Viewing

Please contact our Butler's Sutton Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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