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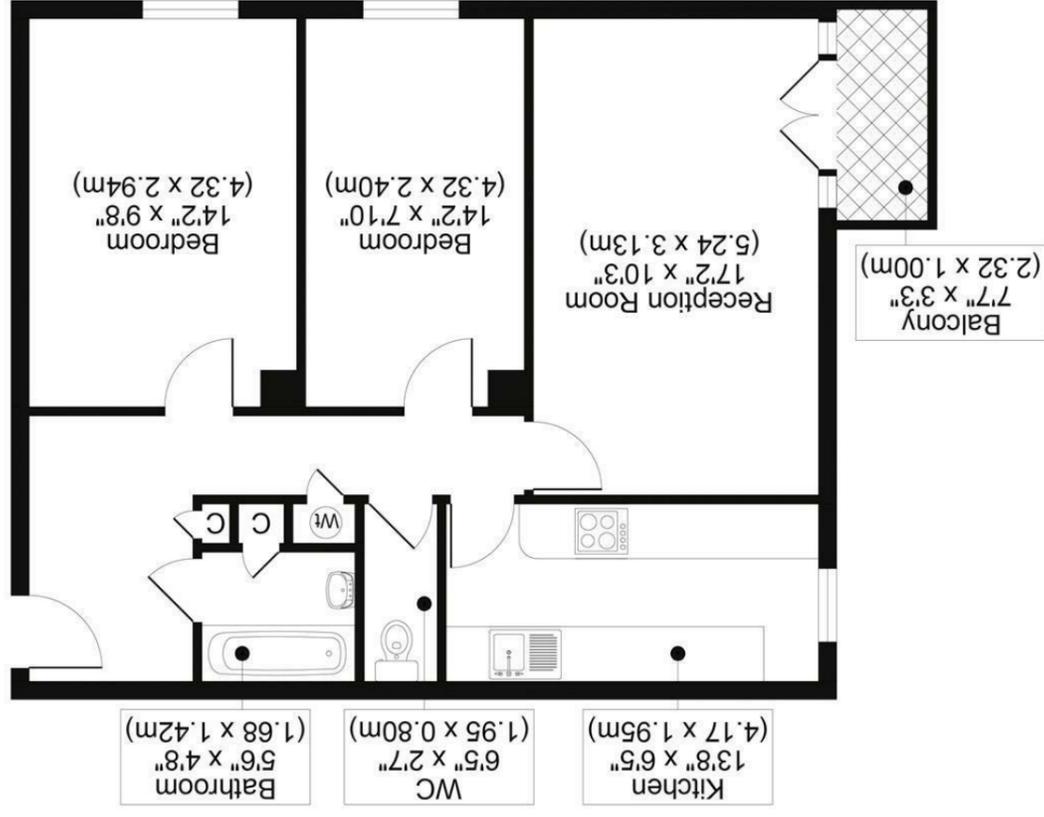
RICS

The Property Ombudsman

CHRISTIES

opti<sup>MEDIA</sup>  
 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.



TOLL BAR COURT, BASINGHALL GARDENS, SM2  
 TOTAL APPROX FLOOR PLAN AREA 680 SQ.FT (63 SQ.M)  
 NINTH FLOOR



CHRISTIES



# BASINGHALL GARDENS, SUTTON SM2 6AU

GUIDE PRICE £225,000

\*GUIDE PRICE £225,000 - £250,000\*

LOCATED WITHIN 0.57 MILES OF SUTTON RAIL STATION OFFERING BOTH SOUTHERN AND THAMESLINK SERVICES INTO LONDON VICTORIA, LONDON BRIDGE AND ST PANCRAS INTERNATIONAL YOU WILL FIND THIS SPACIOUS 2 DOUBLE BEDROOM FLAT JUST WAITING TO BE VIEWED.

THE PROPERTY BENEFITS FROM AN IMPRESSIVE LOUNGE/DINER WITH ACCESS TO A PRIVATE BALCONY WITH VIEWS OVER SUTTON. SEPARATE KITCHEN, FAMILY BATHROOM AND TWO BEDROOMS. THE PROPERTY BENEFITS LIFT SERVICING ALL FLOORS AND GARAGE EN-BLOC.

THE PROPERTY IS ALSO SUPERBLY LOCATED FOR THE HOST OF SHOPS, RESTAURANTS, LEISURE FACILITIES & SCHOOLS THAT SUTTON HAS TO OFFER. TO ARRANGE A VIEWING CALL OUR EXPERIENCED SALES TEAM TODAY.

LEASE - 107 YEARS REMAINING (125 YEARS FROM 24/04/07)  
GROUND RENT - £250  
SERVICE CHARGES - £2850  
SINCLAIR PROPERTY MANAGEMENT COMPANY

- PRIVATE BALCONY
- MODERN KITCHEN
- GARAGE EN-BLOC
- COUNCIL TAX BAND B
- EPC RATING E

