



BURLINGTON
— ESTATE AGENTS —



7B Victoria Road

Sutton, SM1 4RT

Offers over £250,000

Burlington Estate Agents are delighted to bring to the market this charming and conveniently located one-bedroom ground floor garden apartment, offered with a share of the freehold with a lease term of 990 years and no ground rent or service charges, off-street parking and a private garden.

The property benefits from a bright, neutral and stylish interior, featuring wood flooring, low-voltage lighting and gas central heating throughout.

Accessed via its own private entrance, the apartment opens into a comfortable lounge, a modern fully equipped kitchen with integrated appliances, excellent storage and generous food preparation space. The kitchen also houses a serviced Worcester combination boiler.

The principal bedroom enjoys a front-aspect box bay window, an additional side window providing dual-aspect natural light, fitted wardrobes and low-voltage spot lighting. The upgraded, bespoke-designed shower room includes a double-size walk-in shower cubicle, obscure glazed window and vented extractor fan.

To the rear, the property offers a sunny private garden laid with artificial grass, while to the front there is private block-paved off-road parking.

This attractive apartment would make an ideal first-time purchase, downsize, investment or pied-à-terre, combining stylish accommodation with private outside space and excellent convenience.

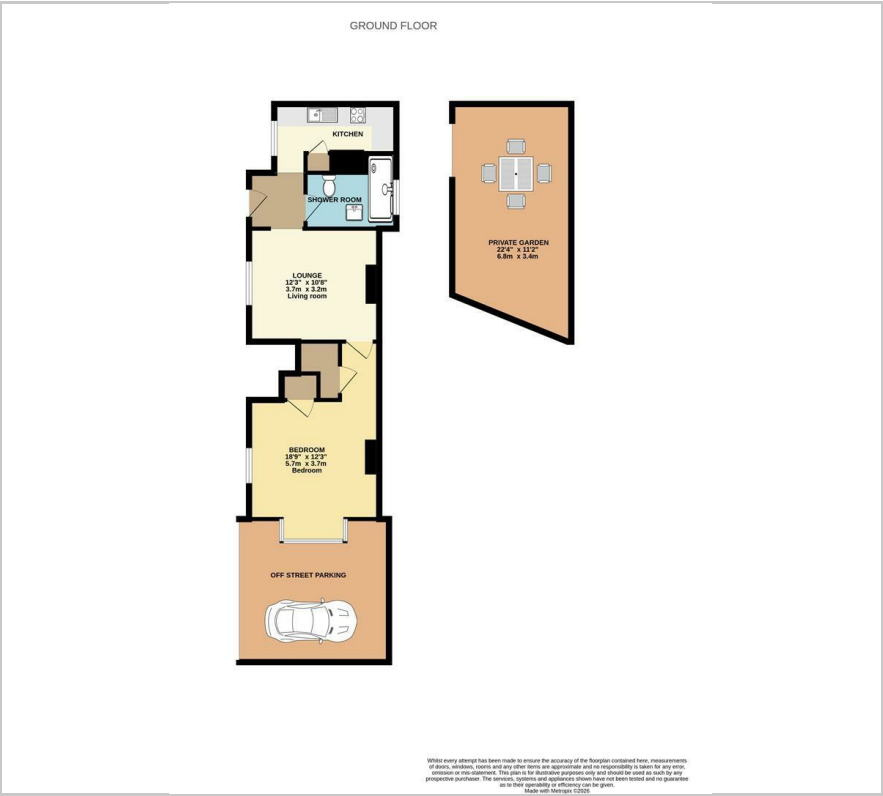
- Ground floor character apartment
- Private entrance
- One bedroom
- Modern equipped kitchen
- Separate living room with wood flooring
- Luxurious shower room
- Private garden
- Private of road parking
- Share of freehold
- Very easy access to Sutton train station & High street

Viewing

Please contact our Burlington Estate Agents Office on 02086439490 if you wish to arrange a viewing appointment for this property or require further information.



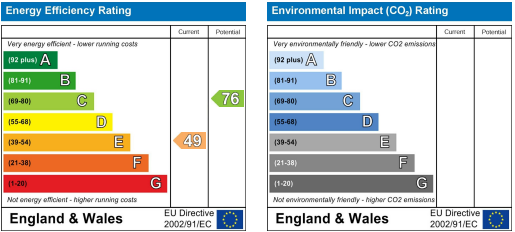
Floor Plan



Area Map



Energy Efficiency Graph



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