



Southcroft, Carshalton Road, Sutton SM1 4NG

welcome to

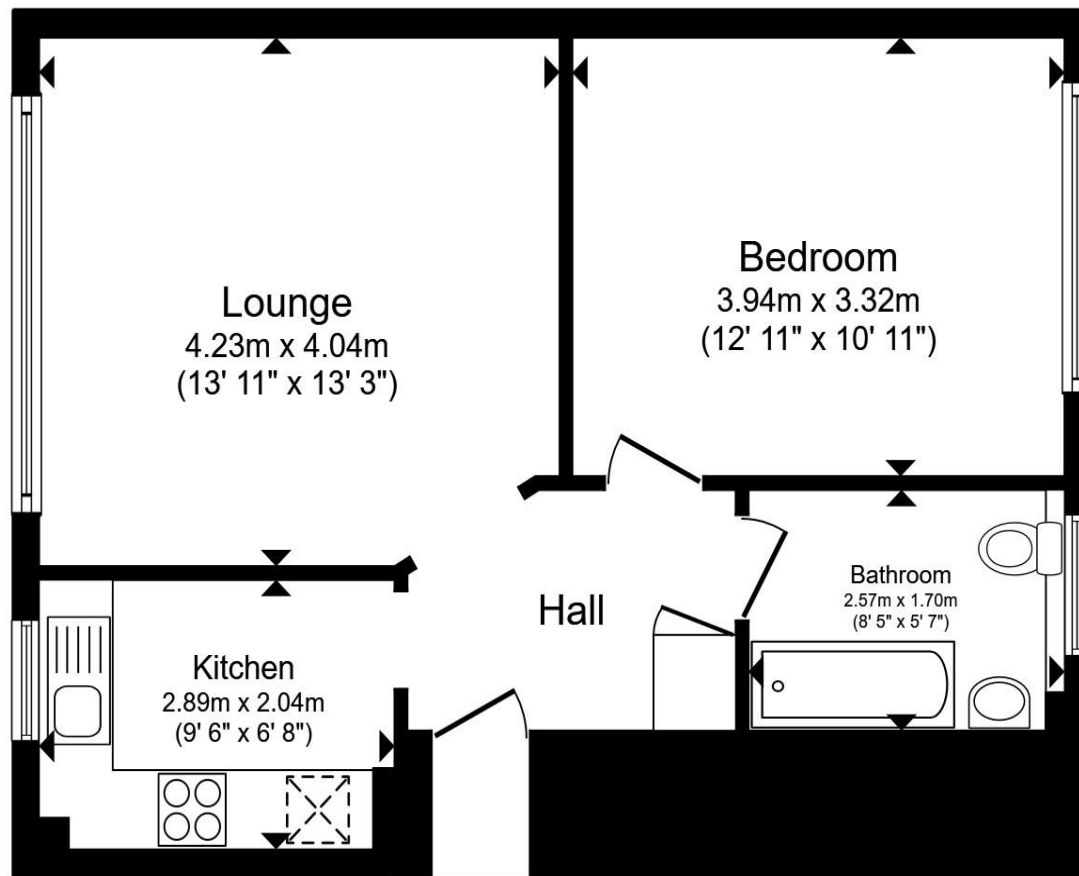
Southcroft Carshalton Road, Sutton

A well-presented CHAIN FREE one-bedroom apartment offering bright and spacious accommodation throughout. The property features a generous reception room with large windows that perfectly frame stunning panoramic views, creating an impressive backdrop and an abundance of natural light. The accommodation comprises a welcoming entrance hall, a spacious lounge, a separate fitted kitchen, a well-proportioned double bedroom, and bathroom. With approximately 523 sq. ft. of internal living space, the apartment provides comfortable and practical living ideal for first-time buyers, downsizers, or investors alike. A particularly attractive feature is the inclusion of a garage which from a rental income could generate approximately £1,400 per month (subject to change), Combining far-reaching views, spacious accommodation, and additional income potential, this apartment represents an excellent opportunity in a desirable residential setting.



Situated on Carshalton Road, this property enjoys a convenient location between Sutton and Carshalton town centres, offering easy access to a wide range of shops, restaurants, cafés and everyday amenities. Sutton High Street and the St Nicholas Shopping Centre are within easy reach, providing excellent retail and leisure facilities. Transport links are strong, with nearby Sutton and Carshalton railway stations offering regular services into Central London, while numerous bus routes operate along Carshalton Road, making commuting and local travel straightforward.

Agents Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Second Floor

Total floor area 48.6 m² (523 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




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welcome to

Southcroft Carshalton Road, Sutton

- NO CHAIN
- Garage
- Stunning views
- One double bedroom
- Close to Sutton train station and town centre
- Entry phone system
- £1400 pcm rental return (subject to change)

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are offering 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

£240,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SUT111351



Property Ref:
SUT111351 - 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.

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