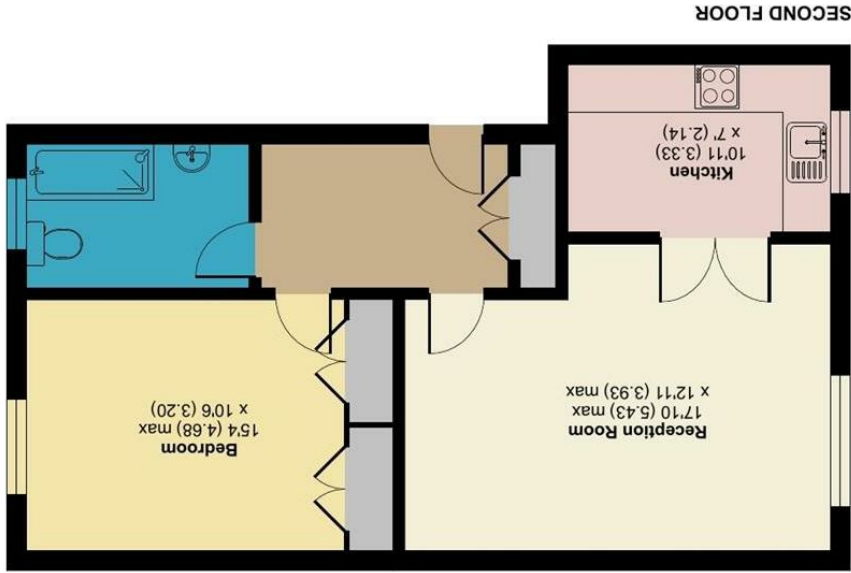




Lutea House, Walnut Mews, Sutton, SM2
Approximate Area = 609 sq ft / 56.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Centro Residential Sales and Lettings Limited. REF: 1500586



WALNUT MEWS, SUTTON SM2 5TL

WELCOME TO THIS CHARMING ONE-BEDROOM SECOND-FLOOR APARTMENT, IDEALLY SITUATED WITHIN THE SOUGHT-AFTER WALNUT MEWS DEVELOPMENT IN THE HEART OF SUTTON. PERFECTLY SUITED TO FIRST-TIME BUYERS, INVESTORS, OR THOSE LOOKING TO DOWNSIZE, THIS WELL-PRESENTED HOME OFFERS COMFORTABLE MODERN LIVING IN A HIGHLY CONVENIENT LOCATION.

THE PROPERTY FEATURES A BRIGHT AND SPACIOUS RECEPTION ROOM, PROVIDING THE PERFECT SPACE TO RELAX OR ENTERTAIN, WHILE THE WELL-PROPORTIONED DOUBLE BEDROOM OFFERS A PEACEFUL RETREAT WITH PLENTY OF NATURAL LIGHT. A MODERN FITTED BATHROOM AND WELL-APPOINTED KITCHEN COMPLETE THE ACCOMMODATION.

A PARTICULAR BENEFIT OF THIS APARTMENT IS THE ALLOCATED PARKING SPACE, OFFERING ADDED CONVENIENCE IN THIS POPULAR RESIDENTIAL DEVELOPMENT.

WALNUT MEWS ENJOYS AN EXCELLENT LOCATION, JUST A SHORT WALK FROM SUTTON TOWN CENTRE, WHERE YOU WILL FIND AN EXCELLENT SELECTION OF SHOPS, RESTAURANTS, CAFÉS, AND LEISURE FACILITIES. SUTTON MAINLINE STATION IS ALSO WITHIN EASY REACH, PROVIDING REGULAR SERVICES INTO CENTRAL LONDON, MAKING IT AN IDEAL CHOICE FOR COMMUTERS.

COMBINING WELL-BALANCED ACCOMMODATION, ALLOCATED PARKING AND A FANTASTIC LOCATION, THIS ATTRACTIVE APARTMENT REPRESENTS AN EXCELLENT OPPORTUNITY FOR FIRST-TIME BUYERS, BUY-TO-LET INVESTORS OR ANYONE SEEKING A LOW-MAINTENANCE HOME IN A THRIVING AREA.

£735 SERVICE CHARGES TWICE A YEAR INC INSURANCE CONTRIBUTION AND GROUND RENT- AS ADVISED BY VENDOR.

OFFERS IN THE REGION OF £270,000

- ONE BEDROOM
- SECOND FLOOR
- ALLOCATED PARKING
- NO ONWARD CHAIN
- EPC RATING C
- COUNCIL TAX BAND C

