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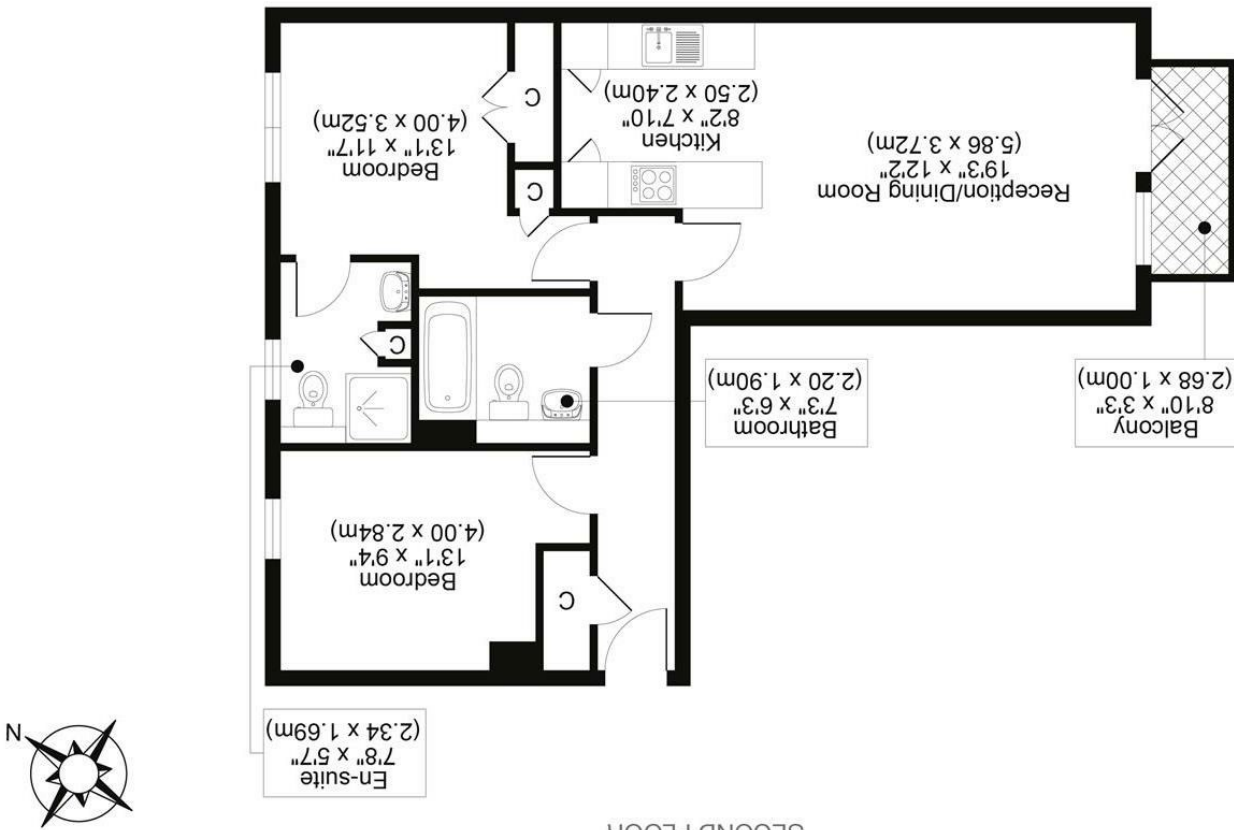
RICS

The Property  
Ombudsman

CHRISTIES

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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.



SYDNEY ROAD, SM1  
TOTAL APPROX FLOOR PLAN AREA 753 SQ.FT (70 SQ.M)  
SECOND FLOOR



CHRISTIES





\*\*GUIDE PRICE £350,000 - £375,000\*\*

LOCATED IN A DESIRABLE AREA OF SUTTON, WITH CONVENIENT ACCESS TO CENTRAL LONDON, THIS WELL-PRESENTED FLAT COMPRISES TWO DOUBLE BEDROOMS WITH AN EN-SUITE TO THE MAIN BEDROOM, A FAMILY BATHROOM, AND AN OPEN-PLAN LIVING SPACE. THE FLAT FEATURES A BRIGHT, WELL-SIZED RECEPTION ROOM AND A PRACTICAL LAYOUT, CREATING A COMFORTABLE, FUNCTIONAL LIVING ENVIRONMENT. A KEY HIGHLIGHT IS THE PRIME LOCATION, WITH A WIDE RANGE OF LOCAL AMENITIES CLOSE BY, INCLUDING SCHOOLS, SHOPS, CAFES, SUTTON TOWN CENTRE, AND EXCELLENT TRANSPORT LINKS, WITH WEST SUTTON TRAIN STATION A 5-MINUTE WALK AND SUTTON STATION A 20-MINUTE WALK. THE PROPERTY ALSO BENEFITS FROM ALLOCATED PARKING, A BIKE SHED, AND NEARBY LOCAL PARKS. WELL-SUITED TO A RANGE OF BUYERS AND INVESTORS, THIS FLAT ON SYDNEY ROAD OFFERS A PRACTICAL AND WELL-LOCATED LIVING OPTION.

GROUND RENT £200 PER ANNUM  
SERVICE CHARGES 1,460.32  
LEASE REMAINING 109 YEARS.

- ALLOCATED PARKING
- 2 DOUBLE BEDROOMS
- 2 BATHROOMS (MASTER BEDROOM WITH ENSUITE)
- PRIVATE BALCONY
- COUNCIL TAX BAND C
- EPC RATING B

