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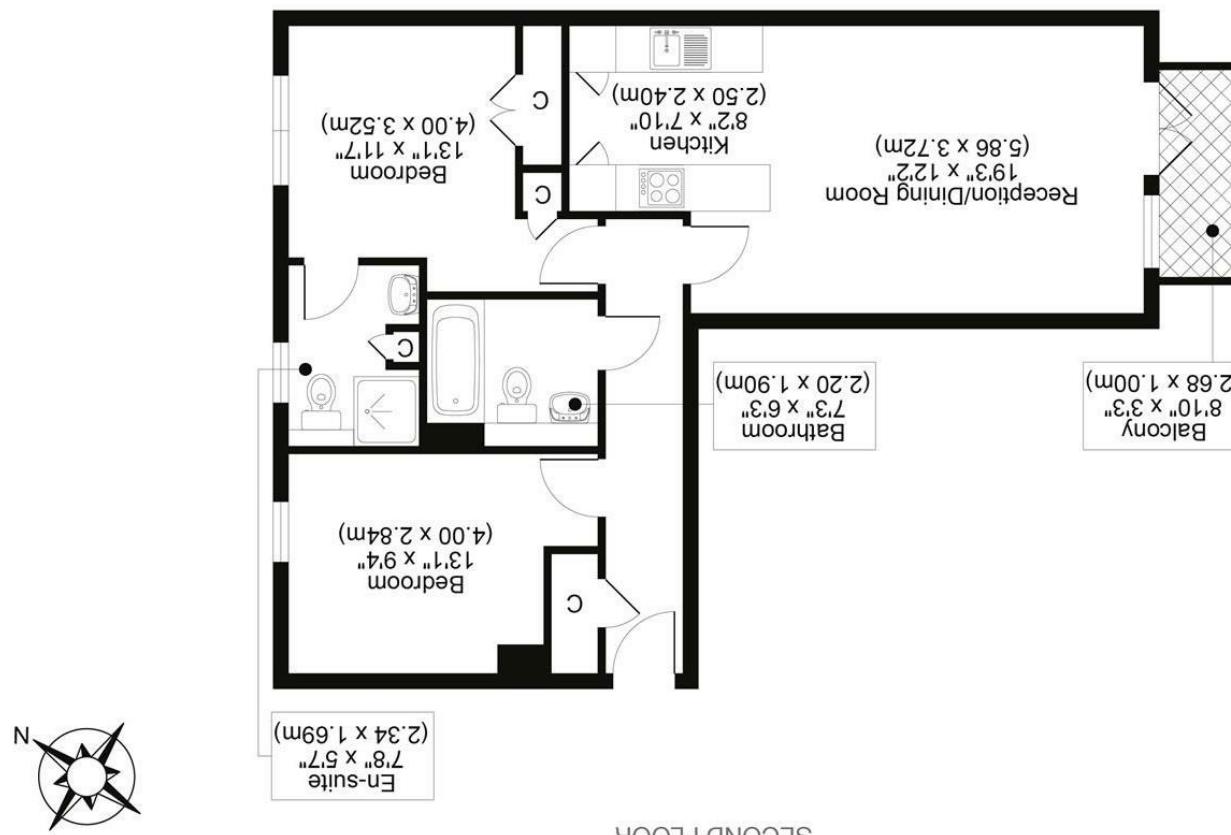
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# CHRISTIES

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OPTIC  
MEDIA

All measurements, walls, doors, windows, fittings and their appliances, their size and locations are either by the seller or his agent.  
shown conventionally and are approximate only and cannot be regarded as being a representation



TOTAL APPROX FLOOR PLAN AREA 753 SQ.FT (70 SQ.M)

SYDNEY ROAD, SW1

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 COMPRISSES 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

