



St. James Avenue, Sutton SM1 2TH

welcome to

St. James Avenue, Sutton

This two-bedroom maisonette is for sale in the sought-after area of St. James Avenue, Sutton. The property features a spacious reception room enhanced by large windows, providing abundant natural light, a well equipped kitchen, two double bedrooms, and a bathroom benefitting a white three piece suite. The maisonette offers a private garden and a garage at the rear.

Located in a desirable part of Sutton, this property benefits from good access to local public transport. Sutton railway station is within walking distance, offering direct routes to London Victoria and London Bridge, with journey times of approximately 30-35 minutes, making it suitable for commuting. There are also frequent bus services connecting Sutton with surrounding areas.

The neighbourhood boasts several green spaces, including Manor Park and Sutton Green, both ideal for recreational activities and walks. The area is well-served by walking routes, providing residents with opportunities for outdoor pursuits in pleasant surroundings.

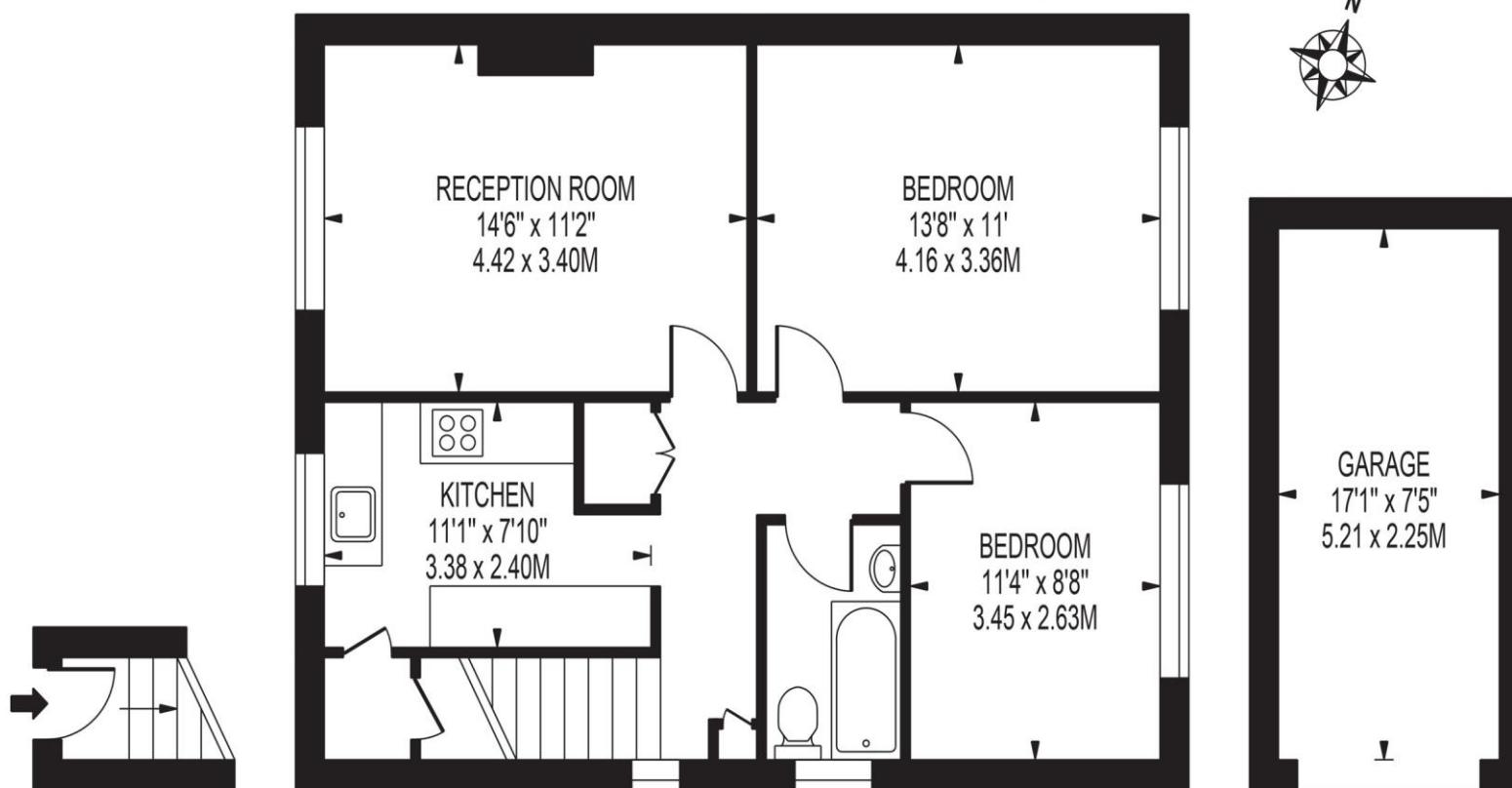
St. James Avenue is conveniently situated near the amenities of Sutton High Street, which includes a variety of shops, cafés, restaurants, and local services. The location is also popular among families and first-time buyers due to its balance of residential tranquillity and access to essential amenities.



ST. JAMES AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 659 SQ FT - 61.22 SQ M
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 126 SQ FT - 11.72 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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St. James Avenue, Sutton

- Sought-after St. James Avenue location
- Private garden
- Garage included
- Two double bedrooms
- Spacious reception with large windows

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 12.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1960.
Should you require further information please contact the branch. Please Note additional fees
could be incurred for items such as Leasehold packs.

£325,000



view this property online barnardmarcus.co.uk/Property/SUT110949

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.



Property Ref:
SUT110949 - 0003

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Please note the marker reflects the
postcode not the actual property



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