



barnard marcus

Leith Towers, Sutton SM2 5BY



welcome to

Leith Towers, Sutton

This spacious two-bedroom split level flat is ideally situated in the highly sought-after South Sutton, just a short walk from Sutton Train Station, making it perfect for commuters and anyone seeking convenient access to local amenities.

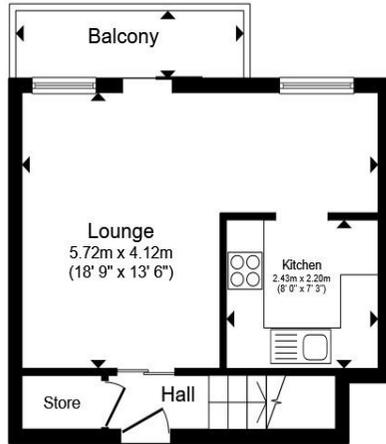
Set within a purpose-built block, the property is arranged over two floors, offering a practical and comfortable layout with a great sense of space. The building also benefits from a lift, providing easy access throughout. While the flat is presented in good condition, it offers an excellent blank canvas for buyers wishing to modernise or personalise to their own taste.

The lower level features a good-sized living and dining area with plenty of natural light, along with a functional separate kitchen. Upstairs, there are two well-proportioned bedrooms, both offering flexibility for occupants-ideal for sharers, guests, or a home office. A family bathroom serves the upper floor. Additional benefits include a garage en bloc, providing secure parking or storage options, as well as residence permit parking for added convenience. The property also boasts an impressive 958 year lease, offering long-term peace of mind.

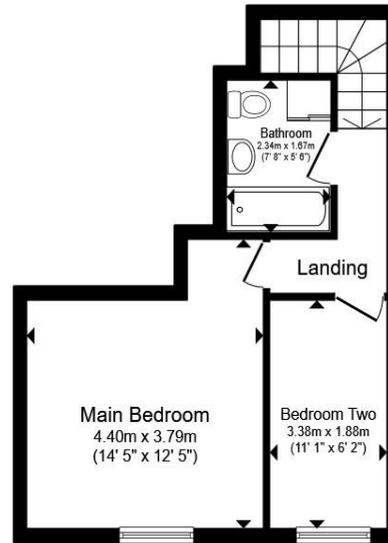
The location is particularly attractive, with a choice of excellent local schools nearby and Sutton's town centre, shops, cafés, and leisure facilities all within easy reach.

An ideal purchase for first-time buyers, those looking to add value, or investors seeking a strong rental opportunity.





6th Floor



7th Floor



Total floor area 58.1 m² (625 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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Leith Towers, Sutton

- Prime South Sutton location
- Two double bedrooms
- Within walking distance of Sutton Train Station
- Lift within the building for added convenience
- Garage en bloc plus residence permit parking

Tenure: Leasehold EPC Rating: Awaiting

Council Tax Band: B Service Charge: 4100.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£280,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/SUT110674](https://www.barnardmarcus.co.uk/Property/SUT110674)



Property Ref:
SUT110674 - 0003

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Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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