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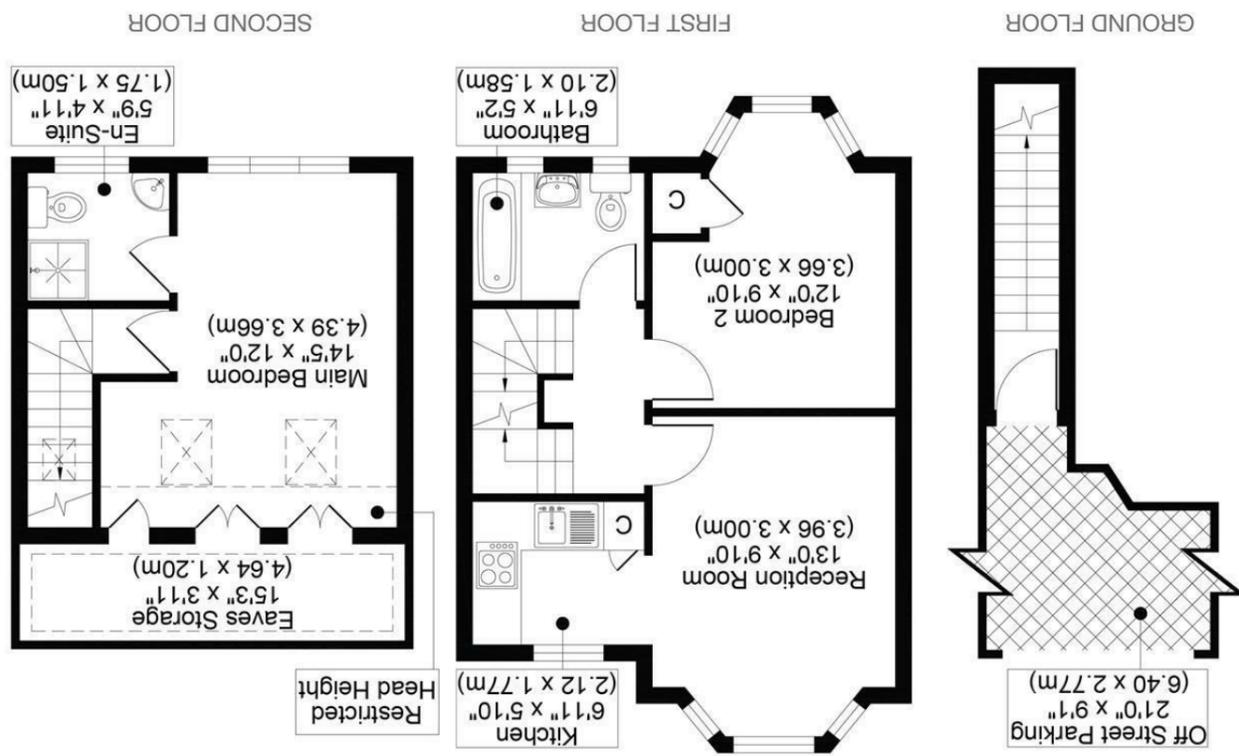
RICS

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.



PRINCE OF WALES ROAD, SM1  
 TOTAL APPROX FLOOR PLAN AREA INCLUDING RESTRICTED HEAD HEIGHT AND EAVES STORAGE 688 SQ.FT (64 SQ.M)  
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING RESTRICTED HEAD HEIGHT AND EAVES STORAGE 597 SQ.FT (55 SQ.M)



# CHRISTIES



SET ON THE EVER-POPULAR PRINCE OF WALES ROAD IN SUTTON, THIS CHARMING DUPLEX MAISONETTE OFFERS A WONDERFUL BALANCE OF SPACE, COMFORT, AND CONVENIENCE. FEATURING TWO WELL-PROPORTIONED BEDROOMS, THE PROPERTY IS IDEALLY SUITED TO COUPLES, SMALL FAMILIES, OR PROFESSIONALS SEEKING VERSATILE ACCOMMODATION.

ARRANGED OVER TWO LEVELS, THE THOUGHTFULLY DESIGNED LAYOUT PROVIDES A CLEAR SEPARATION BETWEEN LIVING AND THE MASTER SLEEPING AREA, ENHANCING BOTH PRIVACY AND PRACTICALITY. THE WELCOMING RECEPTION ROOM IS PERFECT FOR RELAXING OR ENTERTAINING, WHILE THE PRESENCE OF TWO BATHROOMS ADDS TO THE EVERYDAY CONVENIENCE OF THE HOME.

A PARTICULAR HIGHLIGHT IS THE ALLOCATED PARKING SPACE, A VALUABLE BENEFIT IN SUCH A SOUGHT-AFTER LOCATION. THE PROPERTY IS ALSO IDEALLY POSITIONED WITHIN EASY REACH OF LOCAL SHOPS, CAFÉS, PARKS, AND TRANSPORT LINKS, MAKING DAY-TO-DAY LIFE BOTH SIMPLE AND ENJOYABLE.

OFFERING MODERN LIVING IN A VIBRANT SUTTON SETTING, THIS ATTRACTIVE MAISONETTE REPRESENTS AN EXCELLENT OPPORTUNITY FOR THOSE LOOKING TO SECURE A STYLISH AND WELL-LOCATED HOME. EARLY VIEWING IS HIGHLY RECOMMENDED. 992 LEASE. NO GROUND RENT OR SERVICE CHARGES.

- TWO BEDROOMS
- TWO BATHROOMS
- SPLIT LEVEL MAISONETTE
- ALLOCATED PARKING SPACE
- COUNCIL TAX BAND C
- EPC RATING B

