



A brand new 3 bedroom, 2 bathroom lift serviced Duplex apartment

Mulgrave Road, Belmont, Sutton, SM2 6LX, £475,000 Leasehold (143 years remaining)

BURN – AND – WARNE

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50% RESERVED! BURN AND WARNE *NEW
BUILDS *CLOSE TO SUTTON TRAIN
STATION *HIGH SPECIFICATION *LIFT
SERVICED *RANGE OF 4 X 3 BEDROOM
DUPLEX APARTMENTS *READY TO MOVE
INTO

Conveniently located for Sutton train station
and local schools a range of 4 x brand new
high specification LIFT SERVICED DUPLEX
APARTMENTS

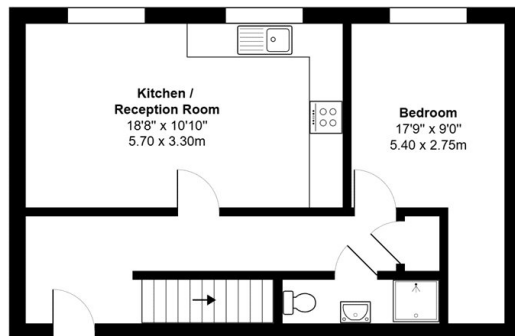
Offering circa 900sqft of accommodation this
high spec apartment arranged over 2 floors
provides a 18'8 x 110'10 kitchen/reception
room with an extensive range of units with built
in appliances and quartz work surfaces.
There is a large 17'9 x 9'0 bedroom or office on
the 3rd floor with a separate modern shower
room.

Stairs from the entrance hall take you up to the
4th floor where there is a 17'9' x 9'2 master
bedroom with en suite shower and a 13'7 x
112'6 guest bedroom.

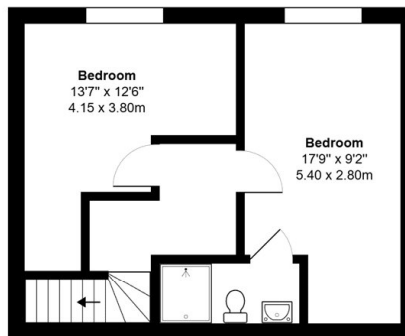
Some very nice touches in the build: feature
lighting to the living room, wood flooring,
electric heating, range of integrated appliances
to the kitchen with quartz work surfaces







Third Floor



Fourth Floor



34 Mulgrave Rd, Sutton SM2
Approx. Gross Internal Area 893sq ft / 83sq meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data shown.
Plan produced by AR Net Media - www.arnetmedia.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



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