



A chain free modern one bedroom top floor flat with parkland views

Rose Hill, Sutton, SM1 3EU, £270,000 Leasehold (117 years remaining)

BURN – AND – WARNE

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Burn & Warne – Stylish Top-Floor Apartment with Park Views

The Property-Built in 2020 and benefiting from a 10-year warranty, this spacious and contemporary one-bedroom top-floor apartment offers bright, well-designed living with attractive westerly views across Rosehill Recreation Ground and the nearby bowls club.

The property features a generous 24'5 x 10'6 open-plan living and kitchen area, enhanced by a large feature window that fills the space with natural light. The sleek, high-gloss kitchen is fitted with integrated appliances and a premium quartz worktop, perfectly complementing the modern finish throughout. Gas underfloor heating adds comfort and efficiency.

The bedroom, measuring 15'9 x 8'10, includes a fitted wardrobe, while the entrance hall provides additional storage. A stylish family bathroom and engineered wood flooring complete the interior. The property also benefits from an allocated parking space.

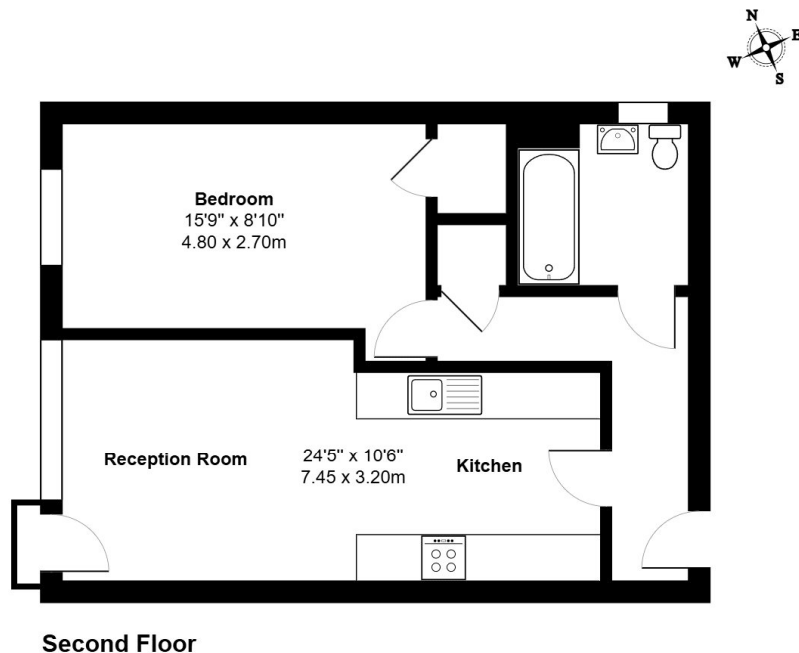
Key Features

- Contemporary kitchen with quartz worktop
- Integrated appliances
- Gas underfloor heating
- Engineered wood flooring
- Modern family bathroom
- Approximately 117-year lease
- Allocated parking space

Location-Ideally situated close to Sutton Common railway station, with convenient access to bus routes 164 and 280 to Morden. Sutton High Street is also within easy reach, offering a wide range of shops, restaurants, and amenities.







Rose Hill, Sutton SM1
Approx. Gross Internal Area 538sq ft / 50sq 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, mis-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	84 B	84 B
69-80	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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