



An exceptional opportunity to acquire this stunning two-bedroom, fourth-floor apartment

Sutton Court Road, Sutton, SM1 4FF, guide price £325,000- £350,000 Leasehold (113 years remaining)

BURN – AND – WARNE

Burn & Warne Estate Agents
Bank House 3 Sutton Court Road
Sutton Surrey SM1 4SY
020 8642 1234 sales@burnandwarne.co.uk
burnandwarne.co.uk

***GUIDE PRICE £325,000-£350,000 ***

*LEBEN COURT DEVELOPMENT *2 DOUBLE BEDROOMS
*UNDERGROUND PARKING *LONG LEASE *MODERN
KITCHEN & BATHROOM *WALKING DISTANCE TO
SUTTON'S AMENITIES

An exceptional opportunity to acquire this stunning two-bedroom, fourth-floor apartment with lift service, set within a prestigious and highly sought-after secure development just 300 metres from Sutton rail station.

Perfectly positioned for commuters, the property offers swift and convenient access into Central London and the Southeast, alongside an excellent selection of local bus routes right on your doorstep. Sutton town centre is only a short stroll away, providing a vibrant mix of shops, coffee bars, restaurants, and everyday amenities.

The apartment boasts a superb open-plan living and dining area, complemented by a contemporary luxury kitchen. There are two generously sized double bedrooms, both benefitting from fitted wardrobes, while the principal bedroom enjoys particularly well-designed storage. A stylish and modern family bathroom completes the internal accommodation.

Key Features

- Fourth floor apartment with lift access
- Secure development with key fob entry
- Underground allocated parking space
- Two double bedrooms with fitted wardrobes
- Luxury open-plan kitchen/living space
- Contemporary family bathroom
- Double glazing
- Electric central heating
- Wood flooring
- Long lease – approximately 113 years remaining

Transport Links – Sutton Station

Rail Services:

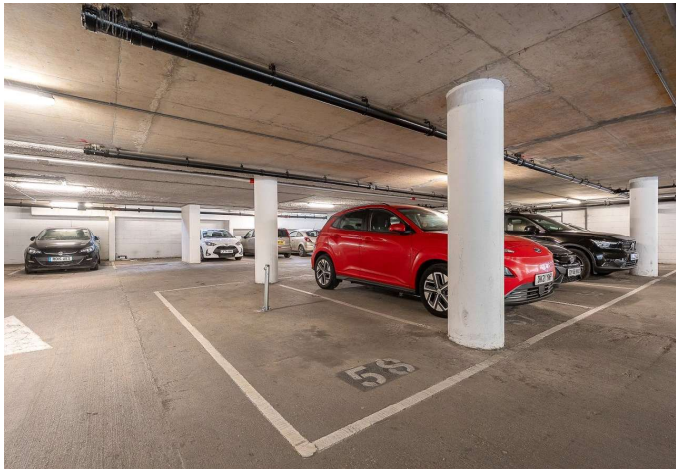
- Southern services to London Victoria. This beautifully presented apartment combines modern living, secure parking, and an unbeatable location — making it an ideal first-time purchase, investment, or commuter home.

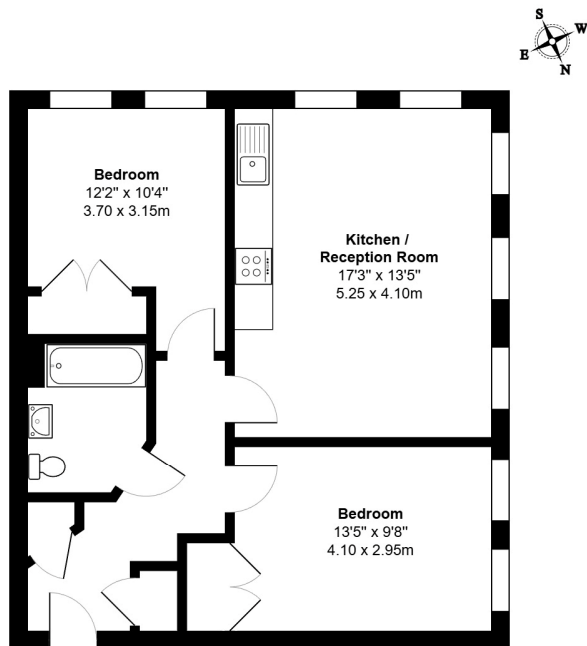
Viewing

All viewings will be accompanied and are strictly by prior arrangement through Burn And Warne Office.

Telephone: 020 8642 1234.







Forth Floor

Leben Court, 36 Sutton Court Road, Sutton, SM1
Approx. Gross Internal Area 667sq ft / 61.9sq 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	81 B	85 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.



BURN-AND-WARNE

Burn & Warne Estate Agents
Bank House 3 Sutton Court Road
Sutton Surrey SM1 4SY
020 8642 1234 sales@burnandwarne.co.uk
burnandwarne.co.uk