



A spacious one bedroom ground floor flat in Mulgrave Road

Mulgrave Road, Sutton, Surrey, SM2 6LY, £250,000 Leasehold (169 years remaining)

BURN – AND – WARNE

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About this property

PRESTIGIOUS MULGRAVE ROAD *LARGE ONE BEDROOM GROUND FLOOR FLAT * BEAUTIFULLY PRESENTED | FITTED KITCHEN | GARAGE | LONG LEASE 170years

A beautifully presented one-bedroom ground floor apartment, offered in excellent condition throughout and situated on the highly sought-after Mulgrave Road in South Sutton, close to the desirable Cheam Village area. Ideally positioned for commuters, the property is within easy reach of both Sutton and Cheam mainline stations, while Sutton town centre and Cheam Village offer an excellent range of shops, bars, restaurants, and local amenities just minutes away.

The accommodation includes a spacious 18'4" x 11'9" living room, a modern fitted kitchen measuring 8'7" x 7'3", a stylish bathroom fitted with a contemporary white suite in 2023, and a generously sized 15'5" x 9'6" double bedroom.

Further benefits include a garage, visitor parking, beautifully maintained communal grounds, and excellent transport links nearby.

Nearest Stations

Sutton (Surrey) Station – 0.5 miles

Cheam Station – 0.7 miles

Local Bus Routes

S2 Hopper Bus – St Helier to Epsom

213 – Sutton Garage to Kingston

SL7 – West Croydon to Heathrow

151 – Worcester Park to Wallington

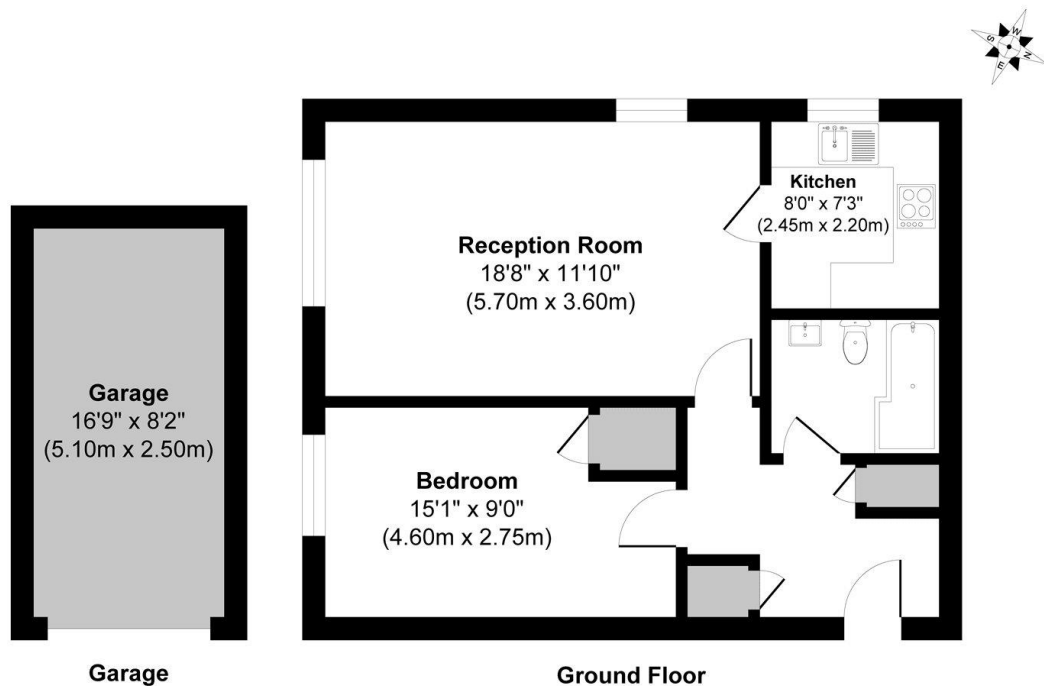
EPC Rating C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Burn And Warne Office.
Telephone: 020 8642 1234.







Juniper Court, 71 Mulgrave Road, Sutton SM2
 Approx. Gross Internal Area 563 sq. ft / 52.32 sq. 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 show.
 Plan produced by AR Net Media-www.arnetmedia.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	74 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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