



A wonderful large 2nd floor mansion apartment with share of freehold

Oakhill Road, Sutton, SM1 3AA, £315,000 to £325'000 Share of Freehold

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 £315,000 – £325,000 Burn & Warne are delighted to offer this spacious 820 sq ft second-floor apartment, set within an attractive mansion-style development, benefiting from a share of freehold and its own private 30ft rear garden.

The Property-Conveniently located for Sutton High Street and Sutton Common railway station, Oakhill Lodge is an exclusive mansion-style development comprising just three apartments, each benefiting from a share of the freehold.

Occupying the top floor, this generously proportioned 820 sq ft apartment offers exceptional room sizes, character features, and the rare advantage of a private 30ft rear garden, together with an allocated parking space.

For buyers seeking space, this property will not disappoint. Accommodation includes a bright dual-aspect living room measuring 17'7" x 13'9", a well-appointed fitted kitchen (13'6" x 7'3") with an excellent range of units, a substantial principal bedroom (17'11" x 9'6"), a second double bedroom (12'6" x 9'2"), and a family bathroom featuring a four-piece suite with a separate shower cubicle.

Key Features:

Share of Freehold (upon completion)

119-year lease remaining

Private 30ft rear garden

Allocated parking space

Gas central heating

Double glazing

Low outgoings

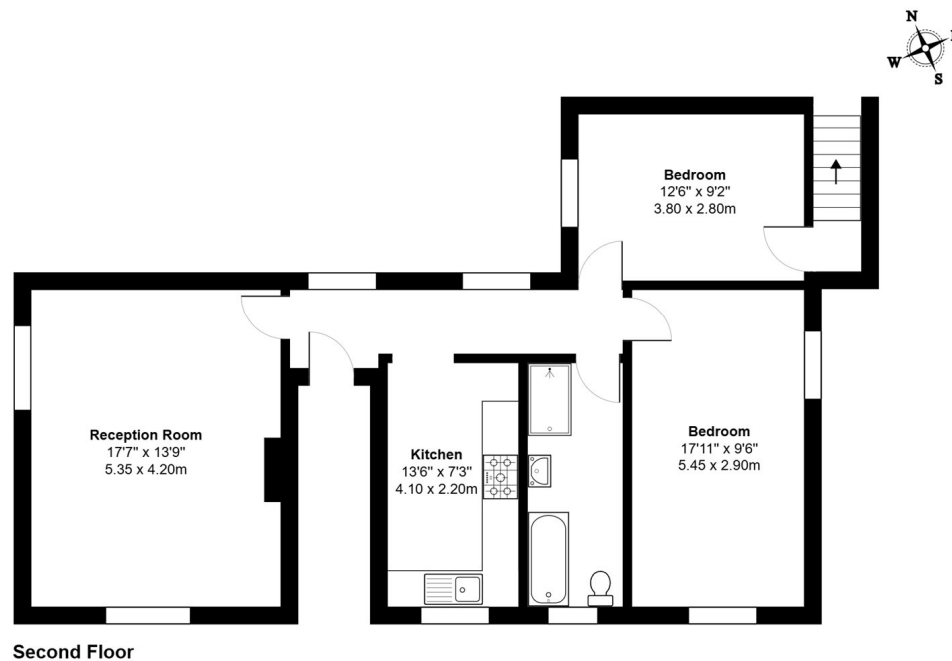
Spacious 820 sq ft accommodation

Top-floor position within a small development

Location-Ideally situated for the amenities of Sutton High Street, Sutton Common railway station, and excellent bus routes to Morden. The property also enjoys a pleasant position opposite Sutton Green, providing attractive open space right on the doorstep.







Oakhill Road, Sutton, SM1
Approx. Gross Internal Area 821sq / 76.2sq 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		77 C
55-68	D	62 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