



A chain free two double bedroom first floor conversion flat

Vernon Road, Sutton, SM1 4QX, £265,000 Share of Freehold

BURN – AND – WARNE

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Burn And Warne-Share Of Freehold-Two
Double Bedrooms-999 Year Lease-Allocated
Parking Space-Newly Decorated and Carpeted

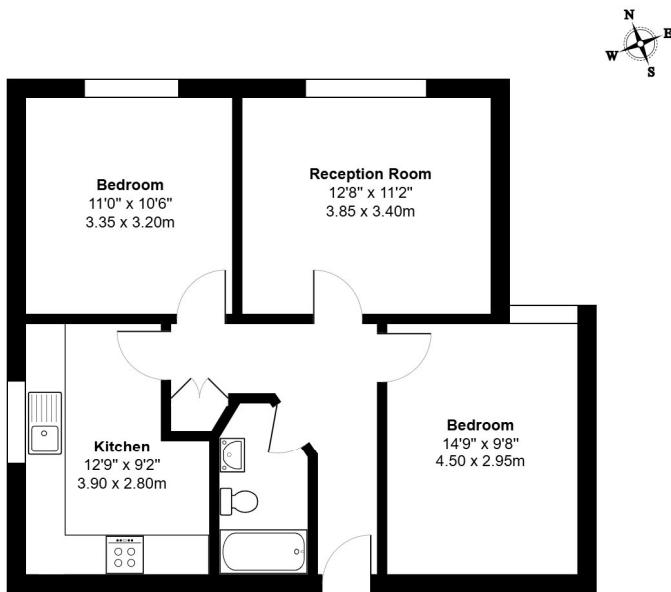
The Property-Recently Re-Furbished incl New
Carpets this lovely two bedroom first floor flat is
ready to move into. Share Of Freehold, 999
year lease, gas central heating and a very
spacious 12'9 x 9'2 fitted kitchen, 14'9 x 9'8
bedroom 1, 11'0 x 10'6 bedroom 2

Key Features- Modern 12'9 x 9'2 Fitted
Kitchen-Newly Decorated & Carpeted- Gas
Central Heating-Double Glazing-Allocated
Parking Space-Chain Free-999 Year Lease-
Share Of Freehold-14'9 x 9'8 Bedroom 1- 11'0
x 10'6 bedroom 2

Location-Within easy reach of Sutton mainline
train station, High Street, Manor Park & Sutton
Grammar







First Floor

Vernon Rd, Sutton SM1
Approx. Gross Internal Area 631sq ft / 58.7sq 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	82 B	82 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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