



A large two bedroom whole top floor conversion flat with parking

Vernon Road, Sutton, SM1 4QX, £285,000 Share of Freehold

BURN – AND – WARNE

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**Burn And Warne-Top floor Conversion Flat-979
Sqft-Allocated Parking Space-Tons Of
Potential-Chain Free**

The Property- A large (979sqft) top floor conversion flat occupying the whole top floor offering buyers bags of potential to create a stunning large apartment

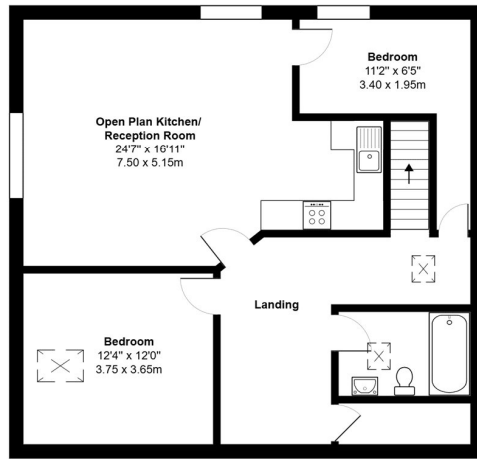
Large Reception Hall/Landing perfect for a home office space, 24'7 x 16'11 max lounge/diner with open plan kitchen, 12'4 x 12'0 bedroom 1, 11'2 x 6'5 bedroom 2, and a family bathroom, gas central heating and allocated parking space.

Internal changes can make this apartment even more appealing example being re-locate the kitchen to the large lounge/diner creating a larger 2nd bedroom.

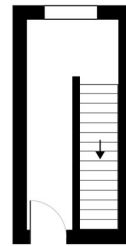
**Key Features-979 sqft-24'7 x 16'11
lounge/diner-gas central heating-allocated
parking space-chain free**







Second Floor



First Floor

Vernon Road, Sutton, SM1
Approx. Gross Internal Area 979sq ft / 91sq 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		
69-80	C	78 C	78 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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