



NO CHAIN* TOP FLOOR* PICTURESQUE VIEW* CENTRAL SUTTON LOCATION*

High Street, Sutton, SM1 1AJ, £400,000 Leasehold (988 years remaining)

BURN – AND – WARNE

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About this property

NO CHAIN* TOP FLOOR* PICTURESQUE VIEW* CENTRAL SUTTON
LOCATION* GREAT TRANSPORT LINKS* EXCELLENT SCHOOLS* GOOD
FAMILY ACCOMMODATION * TWO BATHROOMS, 988 YEARS LEFT ON
THE LEASE*

This impressive top-floor, two double bedrooms, two-bathroom apartment offers spacious and well-planned accommodation, together with some fantastic views across Sutton and the surrounding London skyline. Situated within a modern, lift-service development in the heart of Sutton town centre, the property is offered to the market with no onward chain and benefits from a walk-out balcony and access to well-maintained communal gardens.

The accommodation comprises Entrance Hall leading to a modern open-plan living, kitchen and dining area. The contemporary fitted kitchen offers a good range of storage and integrated appliances.

There are two generously sized double bedrooms, with the principal bedroom benefiting from its own en-suite shower room. A further family bathroom completes the accommodation.

One of the property's standout features is the picturesque outlook from the top floor, providing far-reaching views across Sutton and beyond. The private balcony is the perfect place to sit and enjoy the views.

The location is equally impressive. Sutton High Street is virtually on your doorstep, offering an excellent choice of shops, restaurants, cafés, bars and everyday amenities.

For commuters, the property is ideally placed for several transport options, with three mainline railway stations all within approximately one mile, providing services towards London and surrounding areas. There are also numerous local bus routes, making travelling around Sutton and beyond particularly convenient.

Families are well catered for, with several highly regarded schools within easy reach, including Sutton Grammar School, Robin Hood Junior School, Robin Hood Infant School and All Saints Benhilton CofE Primary School. With its central location, generous accommodation, two bathrooms, balcony, lift access, impressive views and lengthy lease, this is a superb opportunity for anyone looking for a spacious home close to everything Sutton has to offer.

NEAREST TRAIN STATIONS

Sutton Common Station – 0.4 miles

West Sutton Station – 0.5 miles

Sutton (Surrey) Station – 0.7 miles

NEAREST SCHOOLS

Robin Hood Junior School – 0.3 miles

All Saints Benhilton CofE Primary School – 0.3 miles

Sutton Grammar School – 0.4 miles

Robin Hood Infant School – 0.5 miles

EPC Rating B

Council Tax Band D

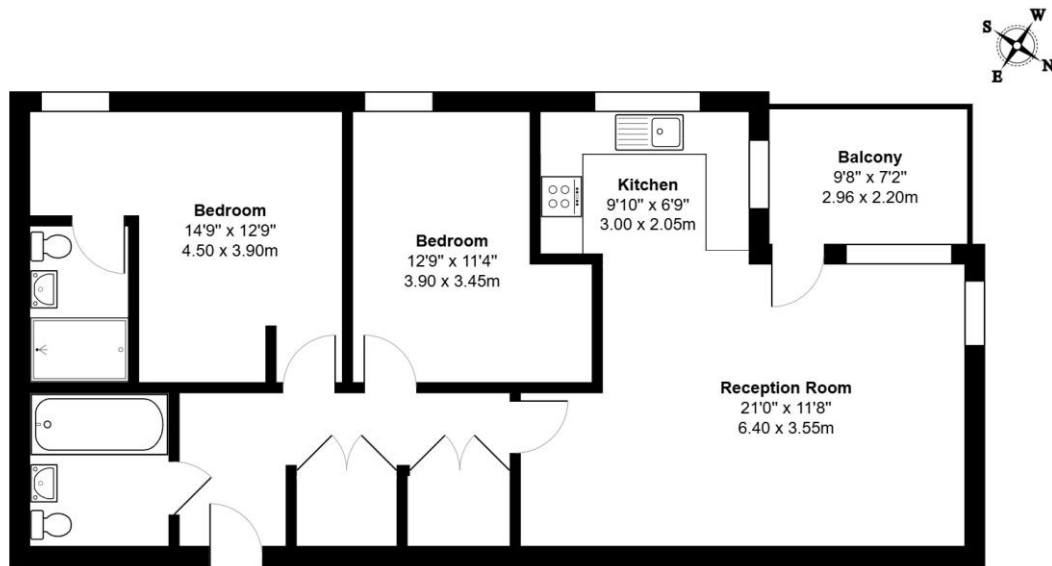
Viewing

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

Telephone: 020 8642 1234.







Tenth Floor

High Street, Sutton, SM1
Approx. Gross Internal Area 834sq ft / 77.5sq 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	84 B	84 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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