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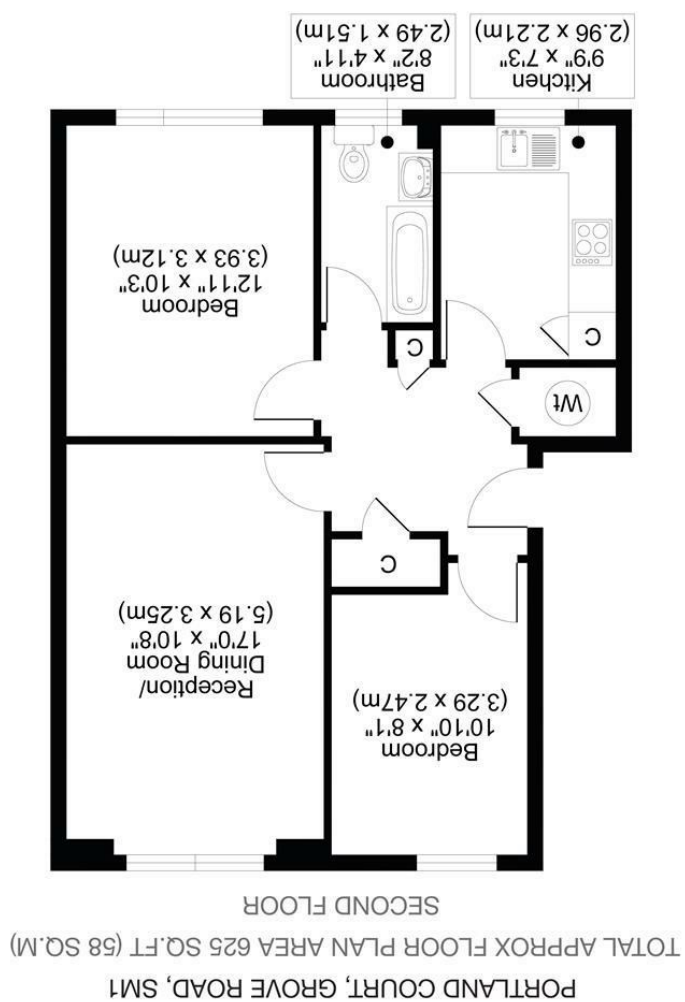
RICS

The Property Ombudsman

CHRISTIES

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All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



CHRISTIES



GROVE ROAD, SUTTON SM1 2AL

OFFERS IN EXCESS OF £350,000

****GUIDE PRICE £365,000 - £385,000** CHAIN FREE****

CHRISTIES ARE DELIGHTED TO OFFER TO THE MARKET THIS STUNNING TWO DOUBLE BEDROOM, RECENTLY REFURBISHED APARTMENT NESTLED WITHIN A QUIET DEVELOPMENT JUST MINUTES FROM SUTTON TOWN CENTRE AND ITS HOST OF AMENITIES.

THE PROPERTY BOASTS A LUXURIOUS FITTED KITCHEN, LOUNGE / DINER, MODERN FAMILY BATHROOM, AND TWO DOUBLE BEDROOMS AS WELL AS ADDITIONAL STORAGE IN THE HALLWAY.

THE POPULAR HIGH STREET IS JUST A FEW MINUTES AWAY OFFERING A BRILLIANT SELECTION OF RESTAURANTS AND SHOPS. THE PROPERTY IS ALSO JUST 0.4 MILES AWAY FROM SUTTON MAINLINE STATION OFFERING SOUTHERN AND THAMESLINK SERVICES INTO CENTRAL LONDON.

ADDITIONAL BENEFITS INCLUDE PERMIT PARKING AND COMMUNAL GROUNDS.

LEASE REMAINING 944 YEARS.
SERVICE CHARGES £450 EVERY 6 MONTHS.

- PERMIT PARKING
- RECENTLY REFURBISHED
- SOUGHT AFTER CENTRAL LOCATION
- COUNCIL TAX BAND C
- EPC RATING D

