



www.centro.plc.uk | Telephone 020 8401 5000  
 www.christiesworld.com | Telephone 020 8643 7777

MAYFAIR OFFICE.CO.UK

onTheMarket.com

zoopla.co.uk

rightmove

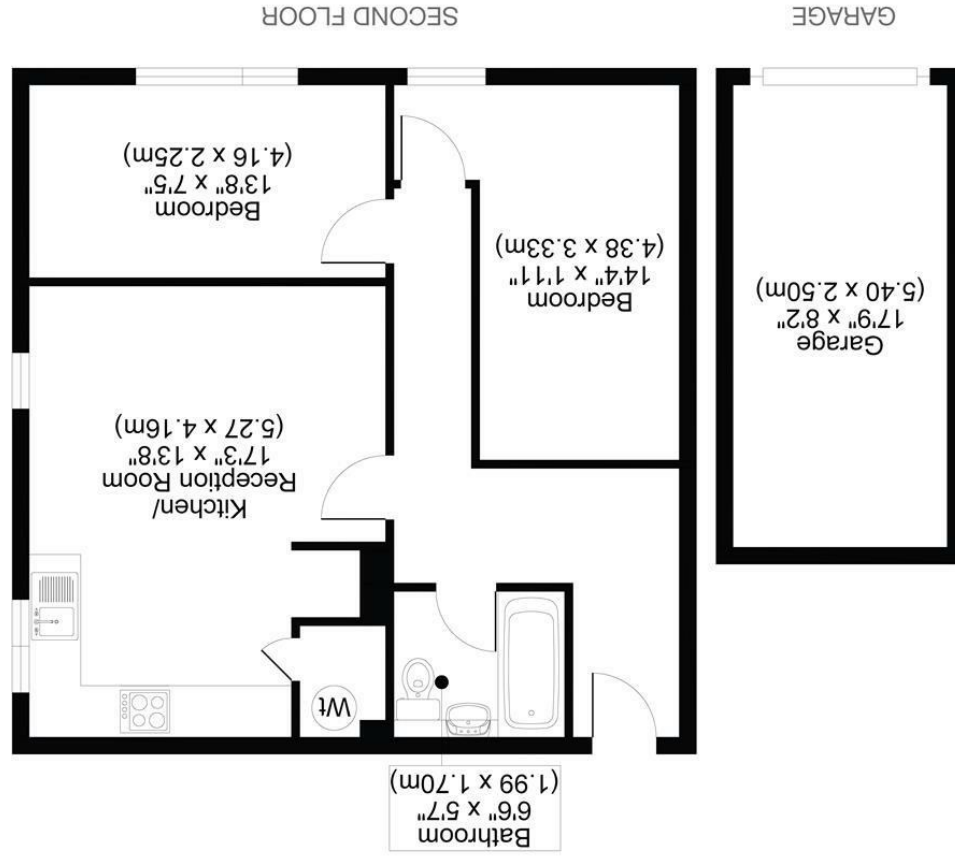
RICS

The Property Ombudsman

CHRISTIES

optica  
 MEDIA  
 optimedia.co.uk

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.



PEASLAKE COURT, EGDMONT ROAD, SM2  
 TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 768 SQ.FT (71 SQ.M)  
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 623 SQ.FT (58 SQ.M)



CHRISTIES



# PEASLAKE COURT, 72-74 EGMONT ROAD, SUTTON SM2 5JS

# OFFERS IN THE REGION OF £349,999

WELCOME TO THIS CHARMING PROPERTY LOCATED ON EGMONT ROAD IN SUTTON! THIS DELIGHTFUL FLAT BOAST TWO BEDROOMS, PERFECT FOR A FAMILY OR THOSE IN NEED OF A GUEST ROOM OR HOME OFFICE. WITH ONE BATHROOM, GETTING READY IN THE MORNING WILL BE A BREEZE IN THIS MODERN SPACE.

THE PROPERTY HAS BEEN NEWLY REFURBISHED, OFFERING A FRESH AND CONTEMPORARY FEEL THROUGHOUT. PARKING IS CATERED FOR WITH A GARAGE EN-BLOC, ENSURING CONVENIENCE FOR THOSE WITH A CAR.

SITUATED IN A SOUGHT-AFTER AREA, THIS FLAT IS IDEAL FOR THOSE LOOKING FOR A MODERN AND STYLISH LIVING SPACE. DO NOT MISS THE OPPORTUNITY TO MAKE THIS PROPERTY YOUR NEW HOME!

LEASE: LEASE 189 FROM 25 MARCH 1976 - 141 YEARS REMAINING  
SERVICE CHARGE: £2,357.62PA AS ADVISED BY THE VENDOR

- NEWLEY REFURBISHED
- MORDERN THROUGHOUT
- GARAGE EN-BLOC
- COUNCIL TAX BAND C
- EPC BAND C

