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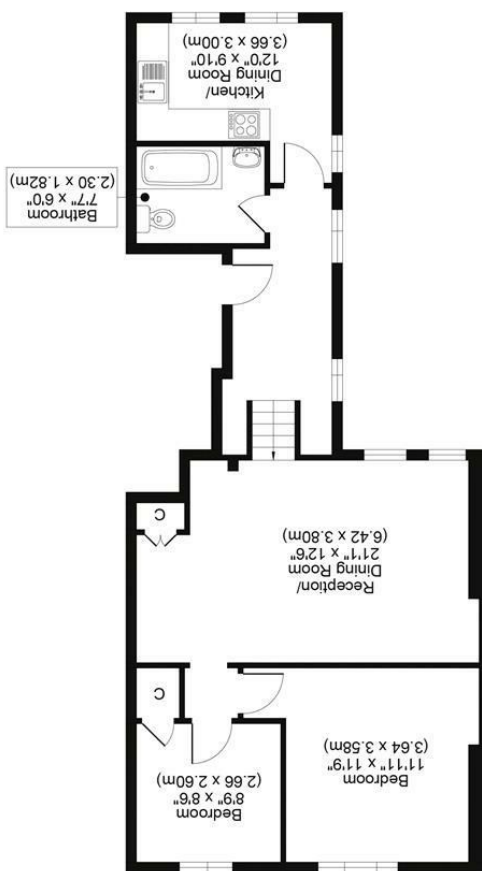
RICS

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.



FIRST FLOOR

TOTAL APPROX FLOOR PLAN AREA 760 SQ.FT (71 SQ.M)

SHERWOOD PARK ROAD, SM1



CHRISTIES



**\*\*GUIDE PRICE £325,000 - £350,00\*\* CHAIN FREE \*\***

A FANTASTIC OPPORTUNITY TO PURCHASE THIS SPACIOUS TWO-BEDROOM SHARE OF FREEHOLD CONVERSION FLAT WITHIN EASY REACH SUTTON TOWN CENTRE AND ITS HOST OF AMENITIES INCLUDING SHOPS, RESTAURANTS, TRANSPORT, AND LEISURE FACILITIES.

THE PROPERTY IS SITUATED ON THE FIRST FLOOR AND COMPRISES OF FITTED KITCHEN WITH VIEWS OVER COMMUNAL GARDENS, TILED BATHROOM SUITE, LARGE ENTRANCE LOBBY, SUPERB SIZED LOUNGE, MASTER BEDROOM & BEDROOM TWO.

THERE IS A DESIGNATED PARKING SPACE AND SHARE OF THE LARGE COMMUNAL GARDEN.

CALL OUR EXPERIENCED SALES TEAM TODAY TO ARRANGE A VIEWING ON 0208 643 7777.

LEASE: 962 YEARS REMAINING  
SERVICE CHARGE: NO FIXED AMOUNT, ANY COSTS ARE SPLIT BETWEEN THE FLATS.  
GROUND RENT: N/A  
(DETAILS PROVIDED BY VENDOR)

- SHARE OF FREEHOLD
- COMMUNAL GARDEN
- ALLOCATED PARKING
- COUNCIL TAX BAND : C
- EPC RATING - C

