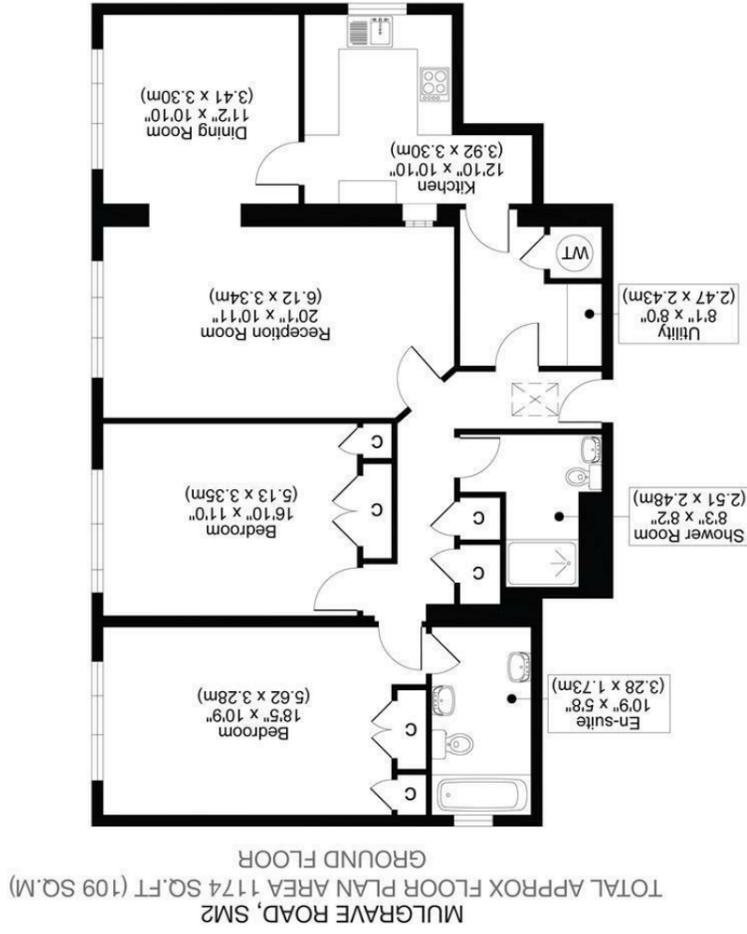




All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



**** GUIDE PRICE £375,000 - £400,000 ****

NESTLED ON THE SOUGHT-AFTER MULGRAVE ROAD IN SUTTON, THIS PURPOSE-BUILT FLAT PRESENTS A REMARKABLE OPPORTUNITY TO CRAFT YOUR IDEAL HOME. SPANNING OVER 1,100 SQUARE FEET, THE PROPERTY FEATURES A GENEROUSLY SIZED RECEPTION AND DINING ROOM FILLED WITH NATURAL LIGHT—PERFECT FOR BOTH RELAXING AND ENTERTAINING.

THE LAYOUT INCLUDES A SEPARATE KITCHEN, IDEAL FOR THOSE WHO ENJOY COOKING WITHOUT COMPROMISING ON LIVING SPACE, AS WELL AS A DEDICATED UTILITY ROOM OFFERING PRACTICAL CONVENIENCE RARELY FOUND IN PROPERTIES OF THIS TYPE.

THE FLAT COMPRISES TWO WELL-PROPORTIONED BEDROOMS, INCLUDING A SPACIOUS MASTER WITH ITS OWN ENSUITE, PROVIDING ADDED COMFORT AND PRIVACY. WHILE THE PROPERTY RETAINS ITS ORIGINAL CHARM, IT OFFERS A BLANK CANVAS FOR MODERNISATION—PERFECT FOR BUYERS EAGER TO PERSONALISE THEIR HOME.

LOCATED IN A VIBRANT AND WELL-CONNECTED COMMUNITY, THE FLAT BENEFITS FROM A GARAGE EN-BLOC FOR SECURE PARKING, AS WELL AS CLOSE PROXIMITY TO LOCAL AMENITIES, EXCELLENT TRANSPORT LINKS, AND NEARBY GREEN SPACES—OFFERING THE PERFECT BLEND OF CONVENIENCE AND TRANQUILITY. WHETHER YOU'RE A FIRST-TIME BUYER OR AN INVESTOR SEEKING POTENTIAL, THIS FLAT ON MULGRAVE ROAD PRESENTS A RARE OPPORTUNITY TO CREATE A BESPOKE HOME IN ONE OF SUTTON'S MOST DESIRABLE NEIGHBOURHOODS.

SERVICE CHARGES £100 PER MONTH AS ADVISED BY VENDOR.

- OVER 1100 SQFT!
- OPPORTUNITY TO CREATE YOUR DREAM HOME
- CHAIN FREE
- GARAGE EN-BLOC & COMMUNAL GARDENS
- EPC RATING C
- COUNCIL TAX BAND D

