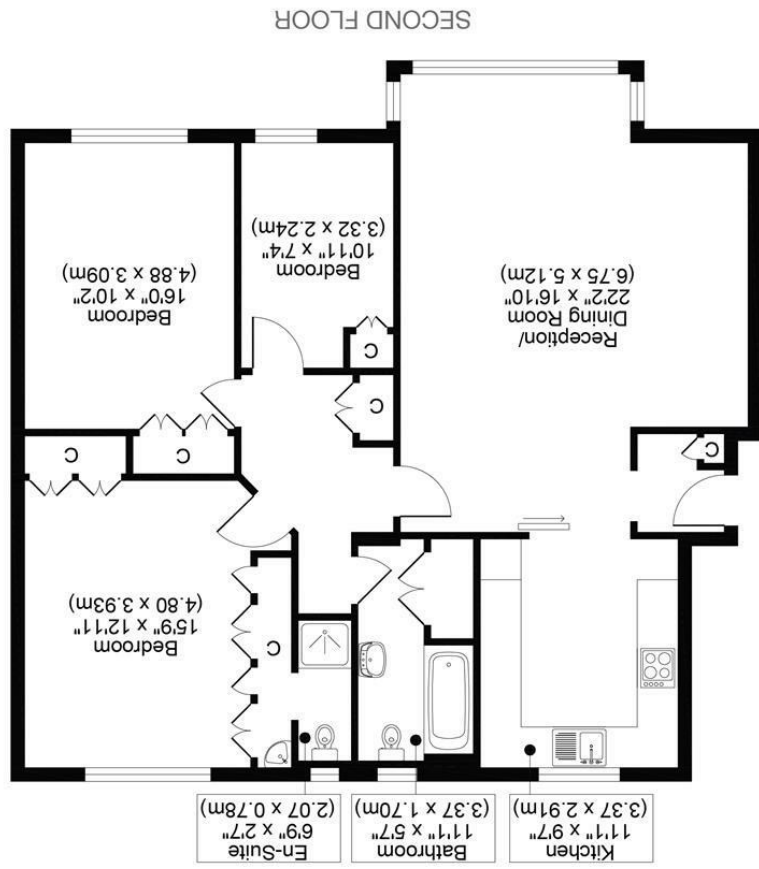




CHRISTIES



ORMSBY, STANLEY ROAD, SM2
TOTAL APPROX FLOOR PLAN AREA 1048 SQ.FT (97 SQ.M)

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.

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CHRISTIES

STANLEY ROAD, SUTTON SM2 6TJ

GUIDE PRICE £375,000

GUIDE PRICE: £375,000 - £400,000

LOCATED ON THE DESIRABLE STANLEY ROAD IN SUTTON, THIS PURPOSE-BUILT FLAT OFFERS A PERFECT BLEND OF COMFORT AND CONVENIENCE. SITUATED ON THE SECOND FLOOR, THE PROPERTY BOASTS THREE WELL-PROPORTIONED BEDROOMS, MAKING IT AN IDEAL CHOICE FOR FAMILIES OR THOSE SEEKING EXTRA SPACE.

ONE OF THE STANDOUT FEATURES OF THIS PROPERTY IS ITS PRIME LOCATION. RESIDENTS WILL FIND THEMSELVES JUST A STONE'S THROW AWAY FROM A VARIETY OF LOCAL AMENITIES, INCLUDING SHOPS, CAFES, AND PARKS, MAKING DAILY ERRANDS AND LEISURE ACTIVITIES EASILY ACCESSIBLE. DO NOT MISS THE CHANCE TO MAKE THIS LOVELY FLAT YOUR NEW HOME.

LEASE: 963 YEARS
SERVICE CHARGES: £1940 PAID IN TWO SIX-MONTHLY INSTALMENTS OF £970 AS ADVISED BY VENDOR.

- NO ONWARD CHAIN
- THREE BEDROOMS
- TWO BATHROOMS
- CLOSE TO AMENITIES
- COUNCIL TAX BAND D
- EPC RATING C

