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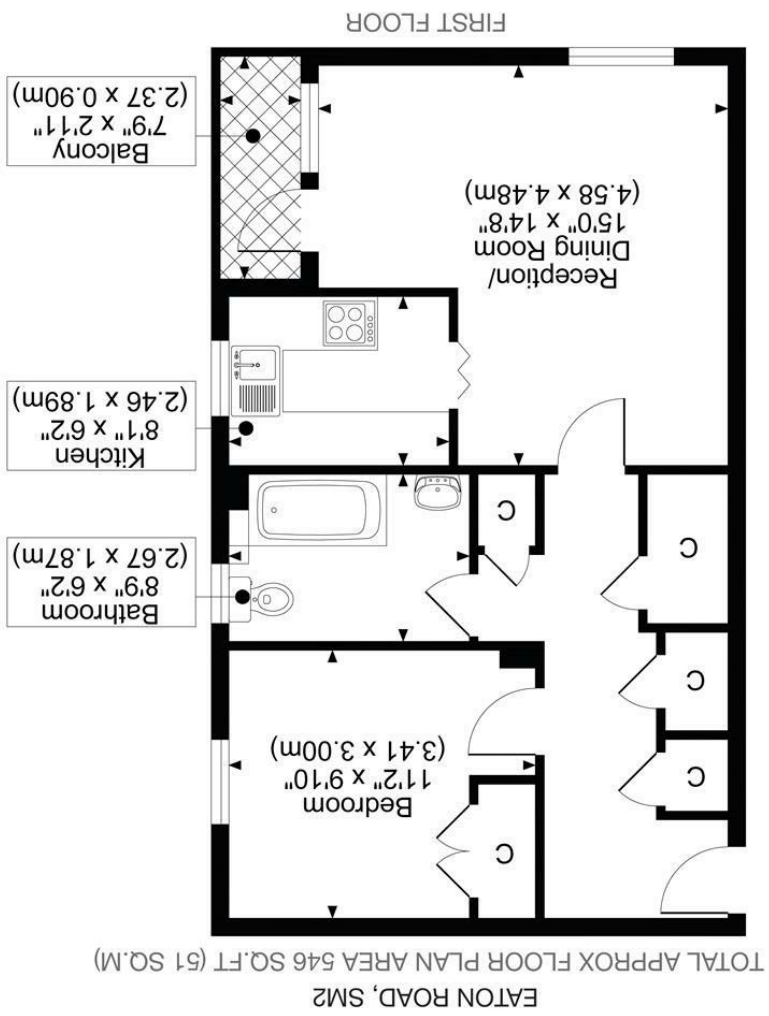
RICS

The Property Ombudsman

CHRISTIES

optica
MEDIA
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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



EATON ROAD, SUTTON SM2 5DN

CHAIN FREE
WELCOME TO THIS CHARMING FIRST-FLOOR FLAT ON EATON ROAD, SUTTON. THIS ONE-BEDROOM HOME IS IDEAL FOR FIRST-TIME BUYERS LOOKING TO GET ON THE LADDER OR INVESTORS WHO SEEK A FANTASTIC OPPORTUNITY.

THIS PROPERTY OFFERS A BRIGHT RECEPTION ROOM, A SPACIOUS BEDROOM, A WELL-KEPT BATHROOM, AND A LOVELY PRIVATE BALCONY – PERFECT FOR RELAXING.

THE FLAT IS ALSO JUST A SHORT WALK FROM SUTTON STATION, MAKING TRAVEL INTO LONDON QUICK AND CONVENIENT.

IF YOU ARE INTERESTED IN ARRANGING A VIEWING, PLEASE GIVE OUR SUTTON TEAM A CALL ON 0208 661 5187.

LEASE - 944 YEARS.
ANNUAL MAINTENANCE FEE - £1,900 INC BUILDING INSURANCE AS ADVISED BY VENDOR.
GROUND RENT £22 PER ANNUM AS ADVISED BY VENDOR.

OFFERS IN THE REGION OF £240,000

- NO ONWARDS CHAIN
- BALCONY
- CLOSE TO SUTTON STATION
- GARAGE EN BLOC
- EPC RATING C
- COUNCIL TAX BAND C

