



£290,000

burn&warne
www.burnandwarne.co.uk

Carshalton Road, Sutton, SM1 4ND



Train Stations

Sutton 0.5 miles
Carshalton 0.5 miles

Nearest Schools

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

Viewing arrangements
If you would like to make an offer or to arrange a viewing call the sales team on **0208 642 1234**

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		86
(69-80) C			(69-80) C		
(55-68) D			(55-68) D	67	
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

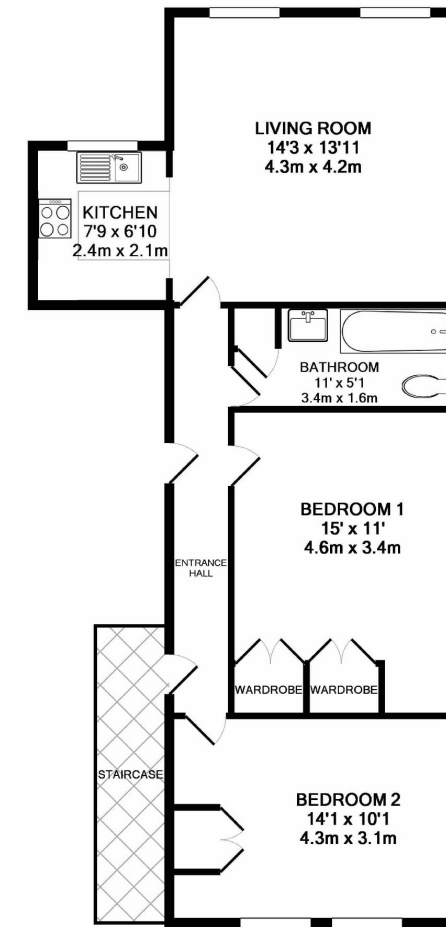


- **Period Conversion Flat**
- **Two Double Bedroom**
- **Gas Central Heating**
- **Period Features**
- **Access to Communal Gardens**
- **14'3 x 13'11 Living Room**
- **Share of Freehold**

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To view all our homes: www.burnandwarne.co.uk



TOTAL APPROX. FLOOR AREA 676 SQ.FT. (62.8 SQ.M.)
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An outstanding TWO DOUBLE BEDROOM FIRST FLOOR conversion apartment WITH A 146 YEAR LEASE AND SHARE OF FREEHOLD in an attractive period building, located close to Sutton & Carshalton mainline rail station and in good order with many period features.

The impressive accommodation includes a brand new gorgeous 7'9 x 6'10 modern fitted kitchen with integrated gas oven hob and hood, dishwasher and fridge/freezer. The 4'3 x 13'11 living room has two large sash windows and there is a 11'0 x 5'1 modern white family bathroom. Bedroom 1 is an impressive 15'0 x 11'0 with ORNATE FIREPLACE and bedroom 2 is just as impressive measuring 13'11 x 10'1.

Additional benefits include gas central heating, a 146 year lease with SHARE OF FREEHOLD and direct access to communal gardens via a private

Vendor's opinion ””

Accommodation

Communal Hallway

Lounge 14'3 x 13'11 (4.34m x 4.24m)

Kitchen 7'9 x 6'10 (2.36m x 2.08m)

Bedroom 1 15'0 x 11'0 (4.57m x 3.35m)

Bedroom2 13'11 x 10'2 (4.24m x 3.10m)

Bathroom 11'0 x 5'1 (3.35m x 1.55m)

Communal Gardens via staircase

