



Viewing by appointment only  
Allen Goldstein - Bloomsbury  
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# Egmont Road, Sutton SM2

Guide Price £235,000 Leasehold

One Bedroom Period Conversion Flat, Sutton SM2

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## Description

This fantastic one bedroom second floor conversion flat is set within an imposing period building located on a tree lined street in South Sutton.

The accommodation boasts fitted kitchen, spacious lounge and bedroom, modern bathroom, double glazing, and a detached Garage with 900 plus years lease.

Situated on Egmont Road, the property is conveniently located with excellent transportation links such as Sutton Mainline Station and as well as Sutton Town Centre offering an array of shops, bars and restaurants.

Living Room 15' 5" x 10' 5" (4.7m x 3.18m )

Kitchen 8' 3" x 7' 10" (2.51m x 2.39m )

Bedroom 11' 2" x 10' 1" (3.4m x 3.07m )

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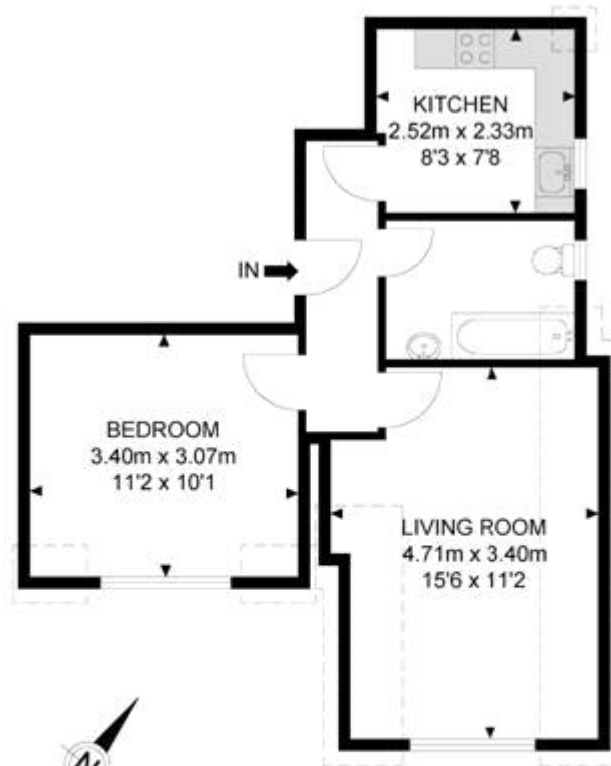
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# Egmont Road



## 2nd Floor



APPROX. GROSS INTERNAL FLOOR AREA 356.28 SQ FT / 33.10 SQM  
RESTRICTED HEIGHT AREA 71.04 SQ FT / 6.60 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximated and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Photography and Floor Plan

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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

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