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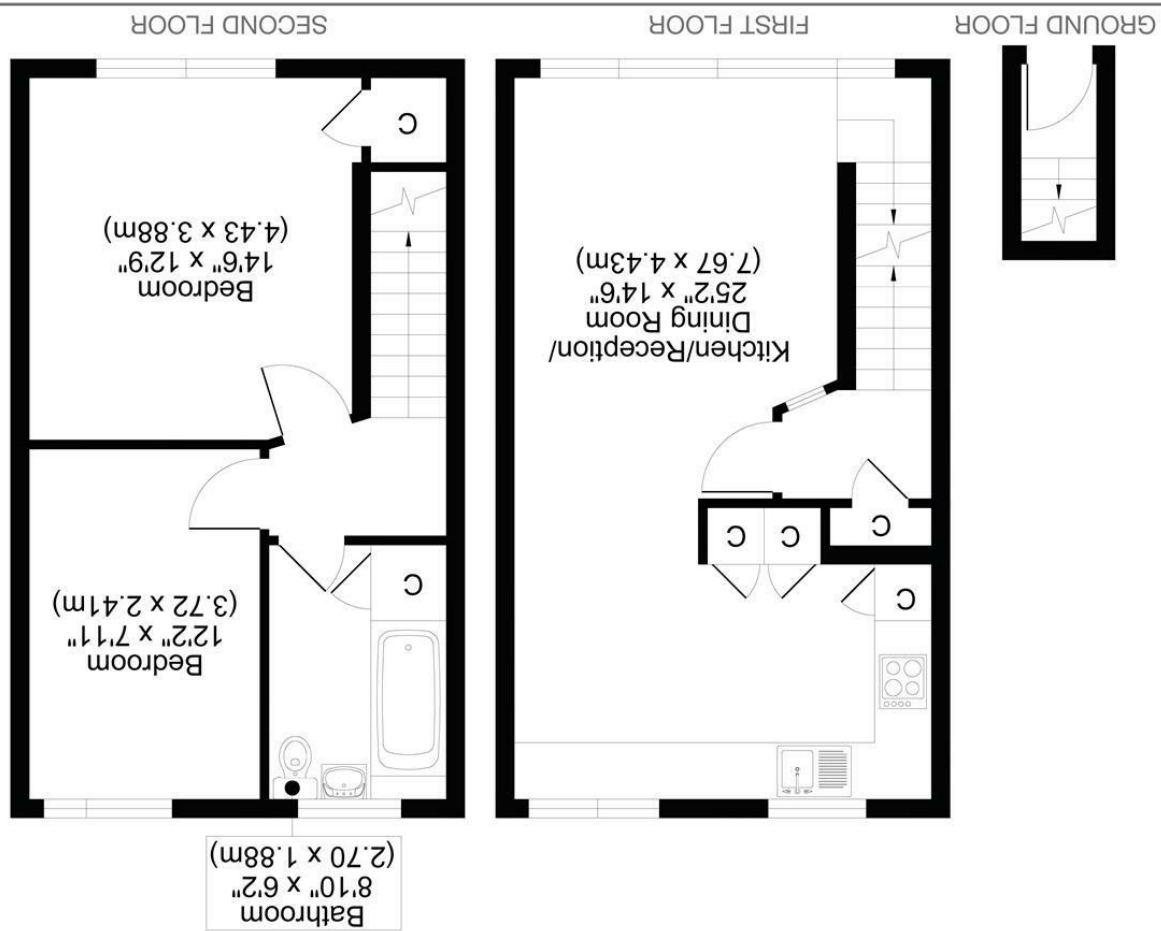
RICS

The Property Ombudsman

CHRISTIES

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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.



TOTAL APPROX FLOOR PLAN AREA 748 SQ.FT (69 SQ.M)

CADOGAN COURT, SM2



CHRISTIES



CHAIN FREEGUIDE PRICE £375,000-£400,000***

A FANTASTIC OPPORTUNITY TO PURCHASE A LUXURY SPLIT LEVEL MAISONETTE LOCATED WITHIN THE HIGHLY DESIRABLE LOCATION OF SM2, EXTREMELY CONVENIENT TO SUTTON MAINLINE STATION, HIGH STREET SHOPS AND RESTAURANTS.

THE FIRST FLOOR OF THE PROPERTY HAS A SPACIOUS OPEN PLAN LOUNGE/DINER WITH MODERN KITCHEN. ON THE SECOND FLOOR YOU ARE PRESENTED WITH TWO DOUBLE BEDROOMS AND BEAUTIFUL FAMILY BATHROOM.

IN ADDITION TO ALL THE ABOVE THE PROPERTY ALSO HAS LOFT ACCESS WHICH IS BOARDED AND USED FOR STORAGE.

WITH SUCH HOMES IN THIS CONDITION ALWAYS IN SHORT SUPPLY WE CAN ONLY URGE EARLY VIEWING TO AVOID DISAPPOINTMENT, SO CALL US TODAY TO CONFIRM YOUR VIEWING APPOINTMENT.

SHARE OF FREEHOLD
LEASE REMAINING: 935 YEARS.
SERVICE CHARGE £475 TWICE A YEAR INCLUDES BUILDING INSURANCE.
NO GROUND RENT.

- 2 DOUBLE BEDROOMS
- PRIME LOCATION
- SUPERB DECORATIVE CONDITION
- COUNCIL TAX BAND C
- EPC RATING C

