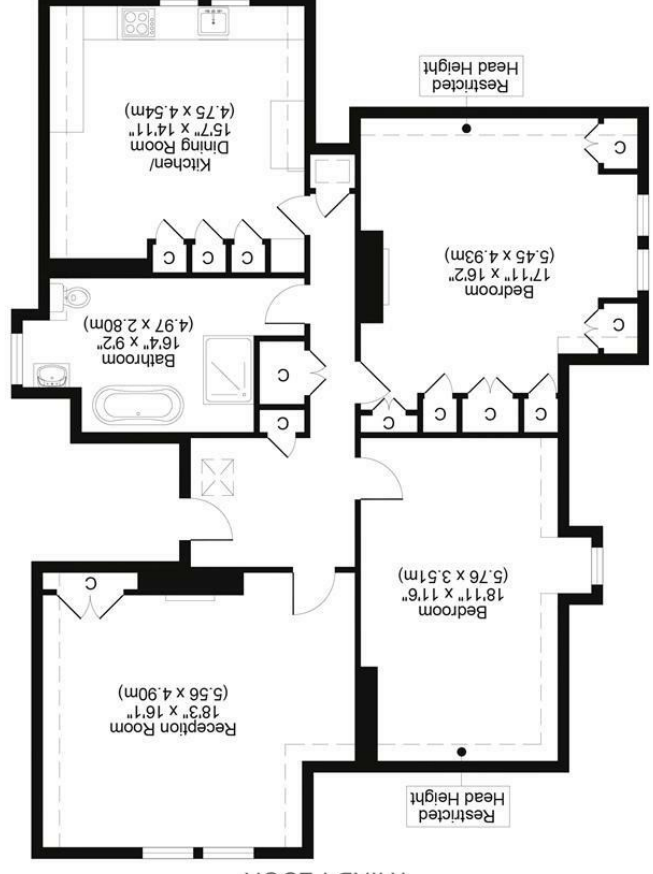


All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



THIRD FLOOR

LANGLEY PARK ROAD, SM2
TOTAL APPROX FLOOR PLAN AREA INCLUDING RESTRICTED HEAD HEIGHT 1302 SQ.FT (121 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING RESTRICTED HEAD HEIGHT 1189 SQ.FT (110 SQ.M)



LANGLEY PARK ROAD,, SUTTON SM2 5EW

GUIDE PRICE £450,000

GUIDE PRICE £450,000 - £475,000

WELCOME TO THIS CHARMING PROPERTY LOCATED ON LANGLEY PARK ROAD IN SUTTON. THIS DELIGHTFUL TOPFLOOR FLAT BOASTS A SPACIOUS LAYOUT, PERFECT FOR COMFORTABLE LIVING. WITH ONE RECEPTION ROOM, SEPARATE KITCHEN/ DINER, TWO LARGE DOUBLE BEDROOMS, AND A WELL-APPOINTED BATHROOM, THIS PROPERTY OFFERS A WARM AND INVITING ATMOSPHERE.

SITUATED IN A PRIME LOCATION, THIS FLAT IS LARGER THAN AVERAGE, PROVIDING AMPLE SPACE FOR ALL YOUR NEEDS. WHETHER YOU'RE LOOKING FOR A COZY EVENING IN THE LIVING ROOM OR A PEACEFUL NIGHT'S SLEEP IN ONE OF THE BEDROOMS, THIS PROPERTY OFFERS A VERSATILE LIVING SPACE THAT CAN BE TAILORED TO YOUR PREFERENCES.

DON'T MISS THE OPPORTUNITY TO MAKE THIS LOVELY FLAT YOUR NEW HOME. CONTACT US TODAY TO ARRANGE A VIEWING AND EXPERIENCE THE CHARM AND COMFORT THIS PROPERTY HAS TO OFFER.

LEASE REMAINING: 136 YEARS
SERVICE CHARGE: £70 PER MONTH TO THE RESIDENTS ASSOCIATION.
GROUND RENT: PEPPERCORN.
DETAILS PROVIDED BY VENDOR.

- LARGER THAN AVERAGE PENTHOUSE APARTMENT
- OFF STREET PARKING
- SOUGHT AFTER LOCATION
- COMMUNAL CELLAR FOR EVEN MORE STORAGE!
- COUNCIL TAX BAND: D
- EPC RATING: D

