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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.



EGMONT ROAD, SM2  
 TOTAL APPROX FLOOR PLAN AREA INCLUDING EAVES STORAGE & RESTRICTED HEAD HEIGHT 593 SQ.FT (55 SQ.M)  
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING EAVES STORAGE & RESTRICTED HEAD HEIGHT 455 SQ.FT (42 SQ.M)



CHRISTIES





# 36 EGMONT ROAD, SUTTON SM2 5JN

# OFFERS IN THE REGION OF £275,000

WELCOME TO 36 EGMONT ROAD, SUTTON - A CHARMING PROPERTY THAT COULD BE YOUR NEXT DREAM HOME! THIS DELIGHTFUL FLAT, SITUATED ON THE SECOND FLOOR, OFFERS A COSY RETREAT WITH A LARGE DOUBLE BEDROOM, PERFECT FOR A SINGLE PROFESSIONAL OR A COUPLE LOOKING FOR A PEACEFUL ABODE.

AS YOU STEP INSIDE, YOU WILL BE GREETED BY A LOVELY RECEPTION ROOM, IDEAL FOR RELAXING AFTER A LONG DAY OR ENTERTAINING GUESTS. THE BEDROOM PROVIDES A COMFORTABLE SPACE TO UNWIND AND REST, ENSURING A GOOD NIGHT'S SLEEP. THE BATHROOM IS CONVENIENTLY LOCATED, OFFERING FUNCTIONALITY AND STYLE.

ONE OF THE PERKS OF THIS PROPERTY IS THE PARKING SPACE AVAILABLE FOR ONE VEHICLE, PROVIDING CONVENIENCE FOR THOSE WITH A CAR ALONGSIDE A COMMUNAL GARDEN.

LOCATED IN THE HEART OF SUTTON, YOU WILL HAVE EASY ACCESS TO LOCAL AMENITIES, SHOPS, AND TRANSPORT LINKS, MAKING DAILY LIFE A BREEZE.

DO NOT MISS OUT ON THE OPPORTUNITY TO MAKE THIS FLAT YOUR OWN - A PERFECT BLEND OF COMFORT AND CONVENIENCE IN A DESIRABLE LOCATION. BOOK A VIEWING TODAY AND ENVISION THE POSSIBILITIES THAT AWAIT YOU AT 36 EGMONT ROAD!

ANNUAL SERVICE CHARGE £1,300 AS ADVISED BY VENDOR.  
ANNUAL GROUND RENT £50 AS ADVISED BY VENDOR.

- SPACIOUS APARTMENT
- SOUGHT AFTER LOCATION
- ALLOCATED PARKING SPACE
- COMMUNAL GARDEN
- EPC RATING D
- COUNCIL TAX BAND B

