



*Mc.* MONOCHROME | HOMES

52 St. Albans Road, Sutton, SM1 2JJ  
**Asking price £600,000**

# PROPERTY SUMMARY

## OVERVIEW

LAST PLOT REMAINING - BE QUICK - HELP TO BUY ENDING 31ST OCTOBER

Monochrome Homes X Novo Land and Development are proud to present a collection of just five, two bedroom mews style houses set within it's own exclusive gated development, all available with the London Help to Buy Scheme. Finished to the usual impeccable Novo standards these properties all benefit from private gardens and allocated parking. Completion February 2023

### Accommodation

Novo Land and Development's unquestionable attention to detail produces unrivalled quality throughout to create only the best homes. Expertly crafted and finished to the highest specification, each home is complete with Herringbone patterned flooring on the ground floor, additional luxury W/C, and sleek handleless matt finished open plan kitchens, accompanied by stunning quartz worktops, integrated Bosch appliances and a bespoke wine fridge. Custom fit bifold doors open out to the rear garden, which has been thoughtfully designed, with covered Lanai's to enjoy and entertain all year round.

Each bathroom, W/C and en-suite is fitted with high end Villeroy & Boch, Vado and Grohe sanitaryware, and tiled with Porcelanosa tiles, illuding luxury. Both double bedrooms are generously sized and thoughtfully designed to maximise space. Further to the sizeable storage cupboards, carefully placed custom fitted wardrobes are included in every bedroom. Each home benefits from Air Source Heat Pumps for ultra-low-cost energy along with bike storage and private off street parking.

### Location

Location is key and this development is located less then half a mile from West Sutton Station. This provides a great commute into central London in under 30 minutes, there is also many bus links which will take you towards Kingston and Wimbledon. Cheam Village and Sutton High Street which offers a mainline station and a number of fantastic schools and shops, restaurants , bars and other amenities is also within close proximity.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

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