

# Butler's

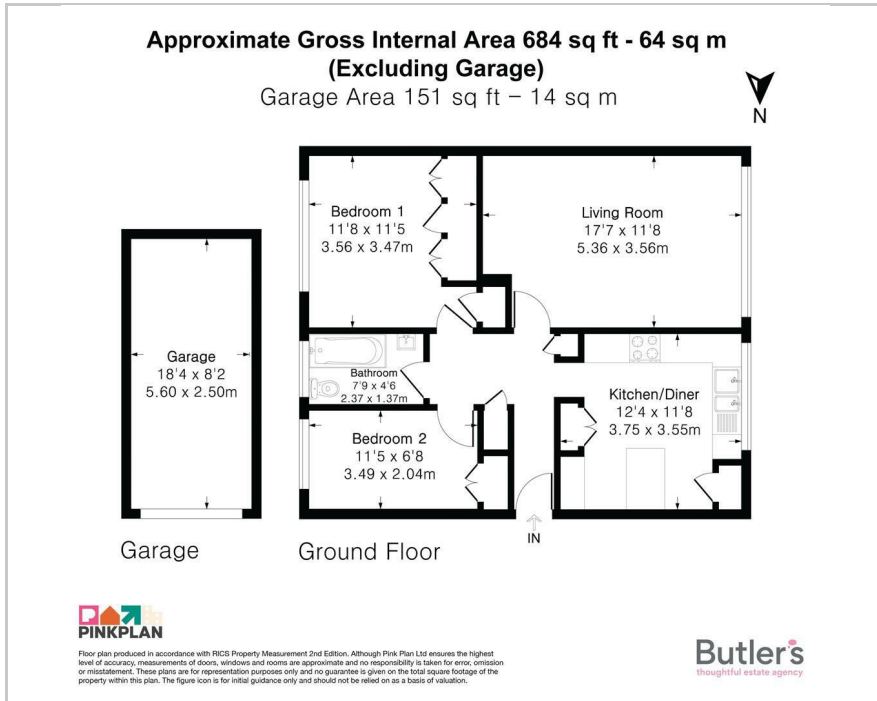
thoughtful estate agency



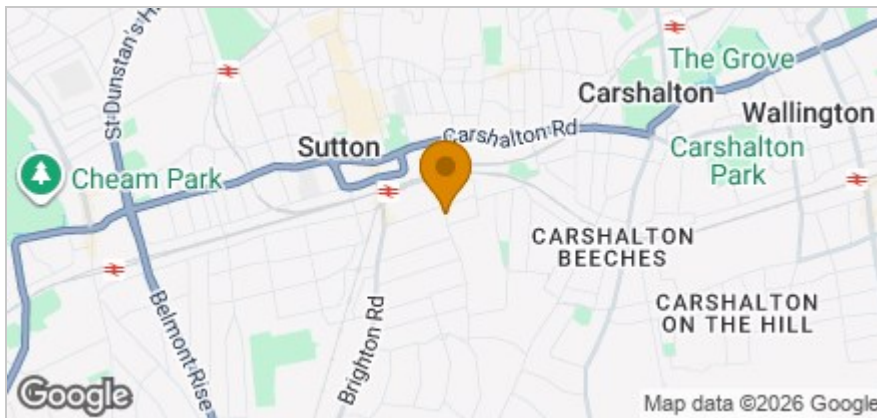
Langley Park Road, Sutton, SM2 5HA  
Guide price £365,000



## Floor Plan



## Area Map



## Accommodation

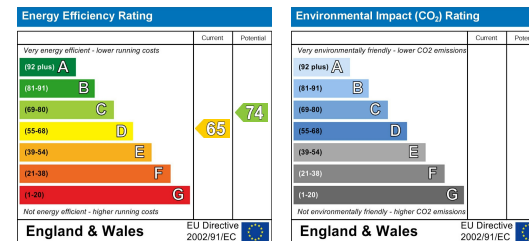
- Stunning 2 bedroom purpose built apartment
- Updated throughout to a high standard
- Ideally located on the ground floor for easy access
- Spacious kitchen/breakfast room
- Large living/dining room
- Ample integrated storage cupboards
- Garage en-bloc & communal garden
- Situated in a well regarded & situated block
- Just a short walk to Sutton mainline station & high street
- Closely located to outstanding schooling



## Viewing

Please contact our Butler's Sutton Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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