

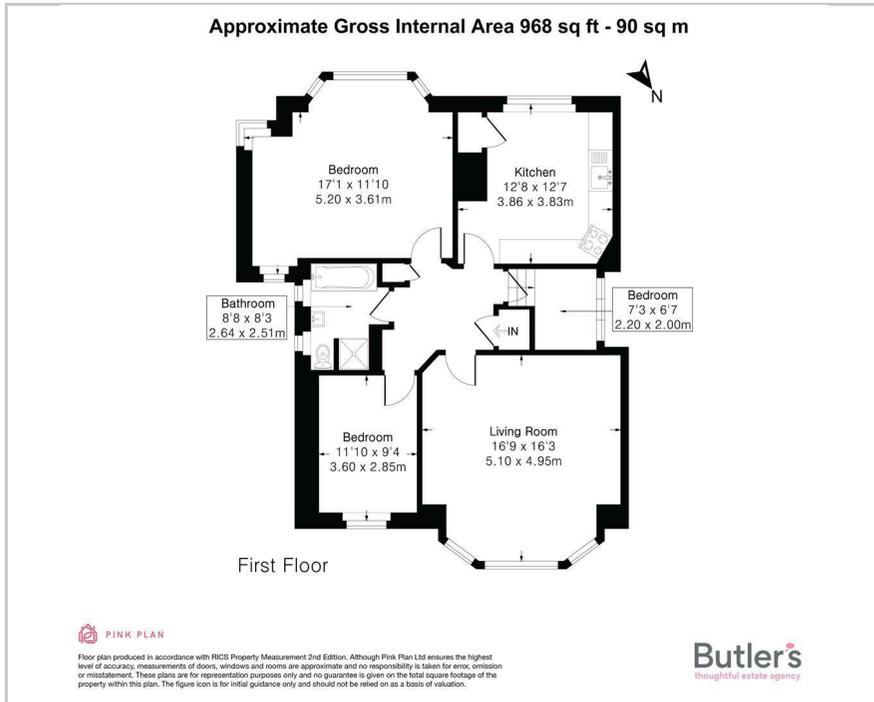
**Butler's**  
thoughtful estate agency



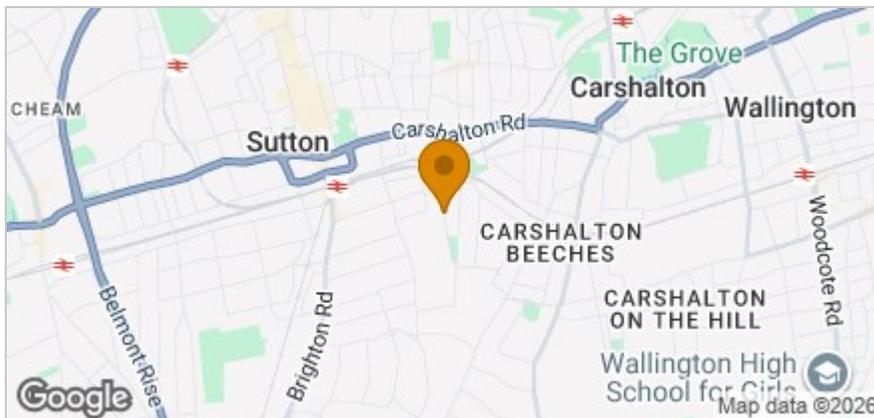
Mayfield Road, Sutton, SM2 5DT  
Guide price £400,000



## Floor Plan



## Area Map



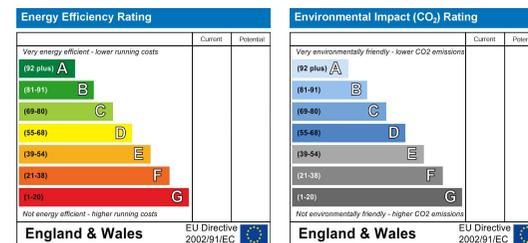
## Accommodation

- Gorgeous 2/3 bedroom conversion apartment
- NO ONWARD CHAIN
- Offering a wealth of period features & charm
- A unique and spacious property set in a prestigious road
- Adaptable accommodation with a study/3rd bedroom
- Large reception space for entertaining and dining
- First floor
- Close to Sutton mainline station, excellent schooling and amenities
- Large kitchen & family bathroom with bath & shower
- Recently replaced windows & boiler

## 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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