

# Butler's

thoughtful estate agency



AMERBROOK COURT

NO BALL GAMES

Kings Lane  
Sutton, SM1 4PB  
Offers in excess of £280,000



# Kings Lane, Sutton, SM1 4PB

A superb opportunity to secure a generously sized penthouse apartment, occupying the whole of the top floor and offered with no onward chain. At around 943 sq ft, the flat provides far more space than most one bedroom and some two bedroom properties, highlighted by a fantastic open-plan kitchen/living/dining room with plenty of room to relax and entertain. Elevated velux windows draw in excellent natural light and enjoy views of the London skyline.

The spacious bedroom is an excellent double with built-in wardrobes, complemented by a modern en-suite bathroom with plenty of room to extend. Outside, residents benefit from private communal grounds as well as an allocated parking space.

The location combines greenery and convenience, with a park and allotments next door and excellent public transport links nearby. Carshalton Beeches railway station is under a 10-minute walk, Sutton railway station around 15 minutes, and the shops and cafés of Carshalton Beeches high street are just a short stroll away. The area is also well regarded for its selection of schools.

Move straight in and enjoy exceptional space, abundant natural light and fast connections to London Bridge & Victoria stations in around 30 minutes.



## THIRD FLOOR

### OPEN PLAN AREA

Kitchen/Living/Dining Room  
30'5 x 21'8 (9.27m x 6.60m)

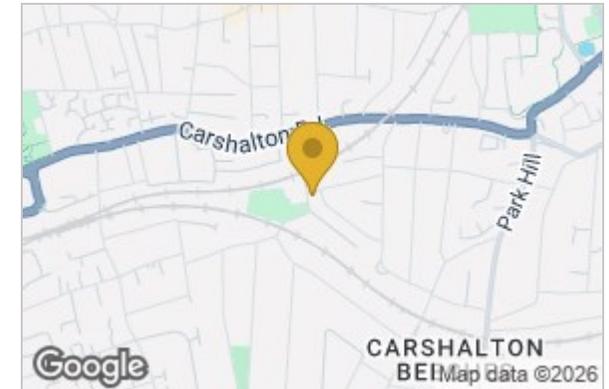
Bedroom  
18'2 x 14'5 (5.54m x 4.39m)

Bathroom  
14'5 x 6'1 (4.39m x 1.85m)

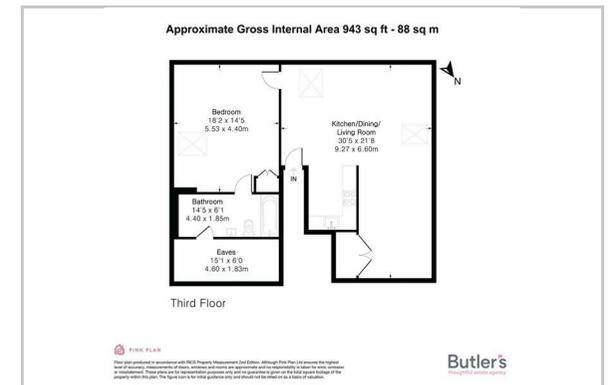
### OUTSIDE

Allocated Parking

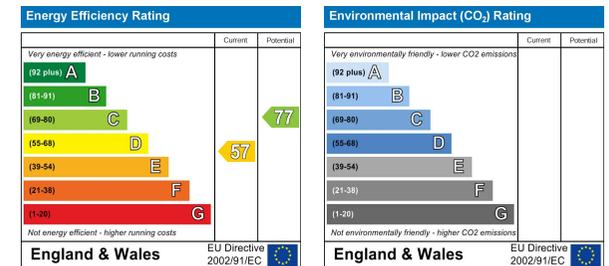
## Area Map



## Floor Plan



## 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.

18 Sutton Plaza, Sutton, Surrey, SM1 4FS

Tel: 020 39 170 160 Email: [sutton@butlershomes.co.uk](mailto:sutton@butlershomes.co.uk) [butlershomes.co.uk](http://butlershomes.co.uk)