



Brunswick Road  
Sutton, SM1 4DG  
Guide price £210,000

# Brunswick Road, Sutton, SM1 4DG

Nestled in a prominent position in Sutton, this spacious one-bedroom split level apartment offers just so much in this price range. It really is a fantastic opportunity for you to move into what may be your first home, or even rent out if you are looking for that rock-solid investment, with communal grounds reaching around the building, which everyone will appreciate.

What's more, the property is offered in fantastic condition inside, with a well-appointed kitchen that has an ample amount of workspace for you to really cook up a storm in. These generous sizes are consistent throughout, with a fantastic bedroom with lots of space for your large wardrobes and fantastic modern bathroom which serves all of the rooms. But we are saving the best until last!

The wonderful lounge is the 'jewel in the crown', a room that has ample space for you to not just relax in and catch up on a good book or some great TV, but also perfect for you to have your friends and family come over and entertain in, as the room can easily accommodate a dining area. Being on the first and second floors, you also benefit from elevated views from the private balcony.

On the outside, as we mentioned, the location is brilliant. A short walk to fantastic local amenities in Sutton with a fantastic selection of shops, restaurants and bars, with Sutton mainline, Sutton Common & West Sutton stations whizzing you up to London in under an hour door to door! The final piece of the jigsaw comes by the way of a residents permit parking, served on a first come basis.



## SECOND FLOOR

Hallway

Kitchen/Dining Room  
12'0 x 11'9 (3.66m x 3.58m)

Kitchen  
11'11 x 5'8 (3.63m x 1.73m)

## FIRST FLOOR

Lobby

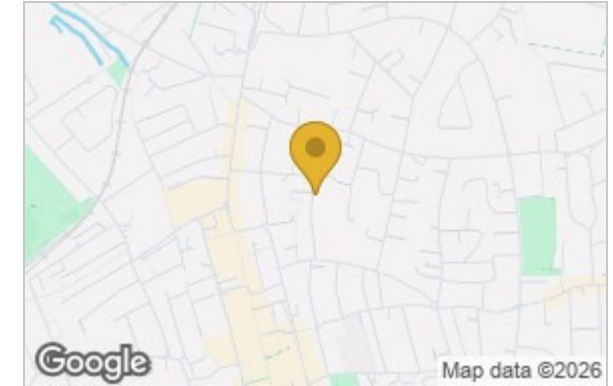
Bedroom  
13' x 8'8 (3.96m x 2.64m)

## OUTSIDE

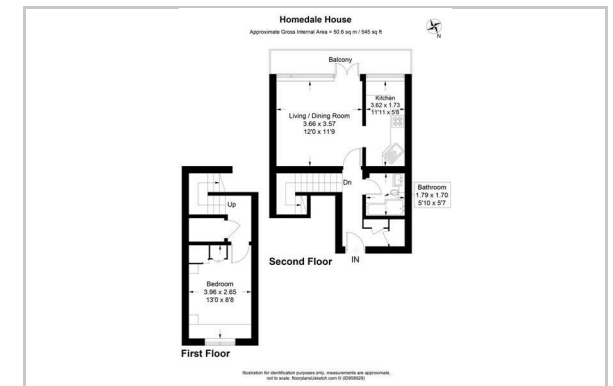
Private Balcony

Residents Parking

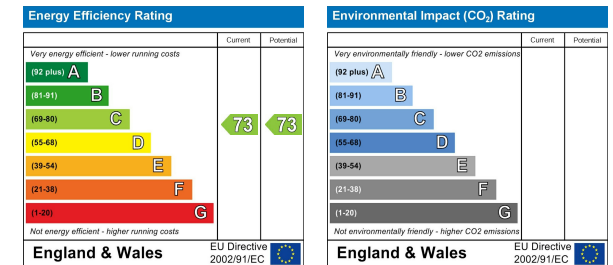
## Area Map



## Floor Plan



## Energy Efficiency Graph



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