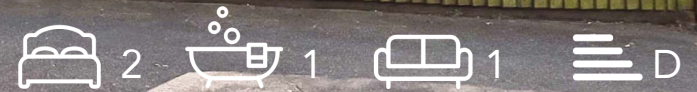


# Butler's

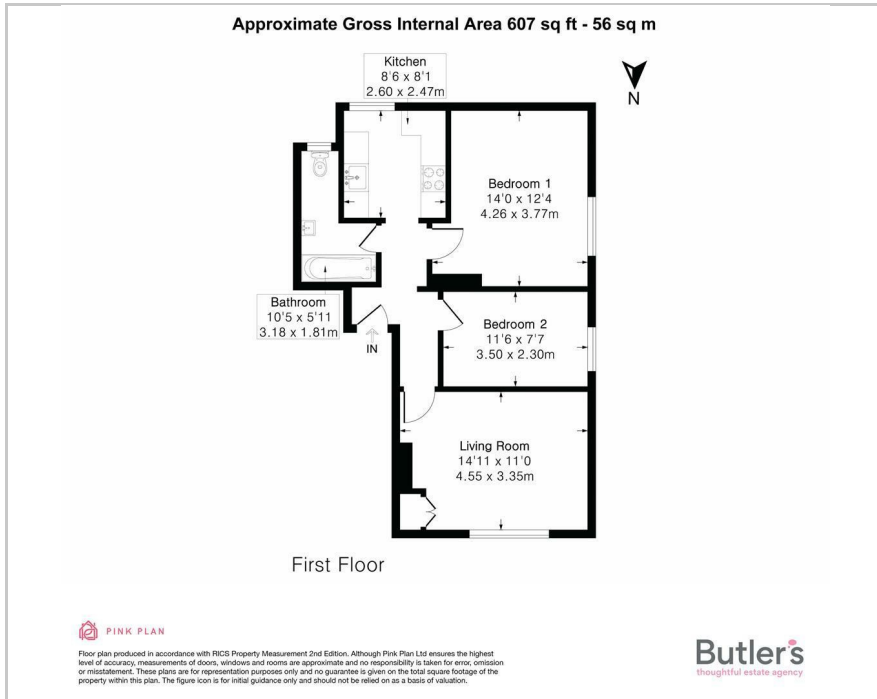
thoughtful estate agency



Oakhill Road, Sutton, SM1 3AG  
Guide price £290,000



## Floor Plan



## Area Map



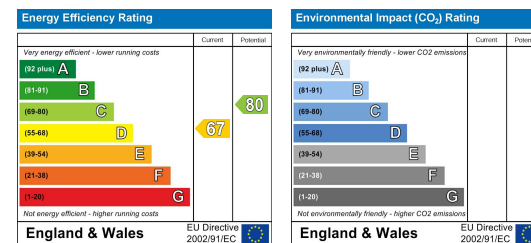
## Accommodation

- Beautiful 2 bedroom conversion apartment
- NO ONWARD CHAIN
- Excellent internal order
- Light and airy with elevated views from the first floor
- Parking via a hard-standing to rear - can be used as a patio for entertaining
- Further communal grounds around the building
- Double bedrooms
- Modern kitchen & bathroom
- Central location, close to excellent transport links, schooling & amenities

## 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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