



Walnut Mews
Sutton, SM2 5TL
Guide price £270,000



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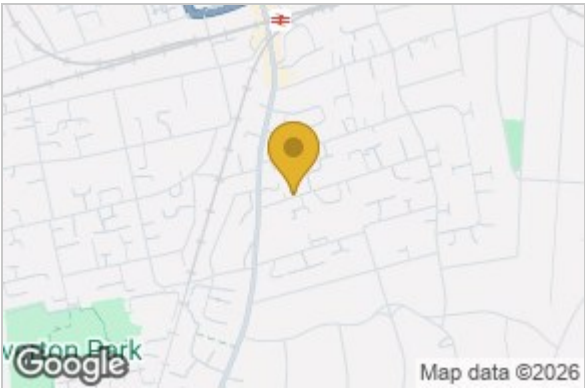
If you are looking to buy an upmarket apartment in a prestigious, landmark development, we're sure you are finding that there is very little choice of quality apartments on the market, with you possibly having to settle for something that isn't quite right. The great news is that Lutea House just ticks so many boxes. Being positioned within an incredibly handsome building, you'll love pulling up to the block after a hard day at work and into your lovely home, which is such a fantastic place to live. The layout covers all bases and a real crowd-pleaser, with all the rooms being in perfect harmony with each other. You enter into a large hallway (boasting a large storage cupboard) with all the rooms leading off, such as the spacious bedroom that has integrated wardrobes, with the kitchen being a great place to cook up a storm in, with a good amount of work surfaces, perfect for when your guests come over and you throw one of your famous dinner parties. Additionally, the living/dining room really is a great space, with enough room to not just relax in, but also to dine comfortably. So, what about location? Well, you really are in arguably the the most sought after area in Sutton for apartment living, being set in Christchurch Park, which is also centrally located and is only a short walk into town, with a vast selection of shopping facilities, restaurants and bars, with Sutton Mainline station whizzing you up into town in under half an hour. So, downsides? Well, if you consider the property also has no onward chain, allocated parking, a communal garden (with communal tap) and bike storage shed, we're struggling to find any!



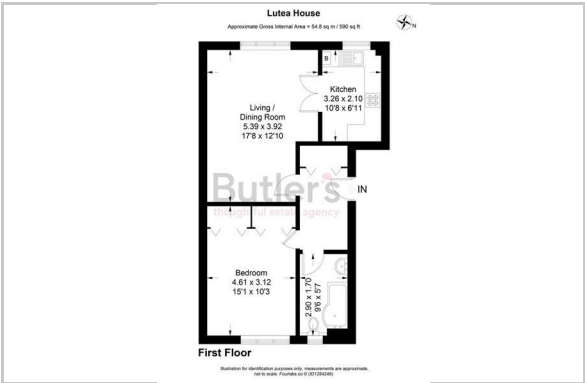
- FIRST FLOOR
- Hallway
- Living/Dining Room
17'8 x 12'10 maximum (5.38m x 3.91m maximum)
- Kitchen
10'8 x 6'11 (3.25m x 2.11m)
- Bedroom
15'1 x 10'3 maximum (4.60m x 3.12m maximum)
- Bathroom
9'6 x 5'7 (2.90m x 1.70m)

- OUTSIDE
- Allocated Parking
- Communal Grounds

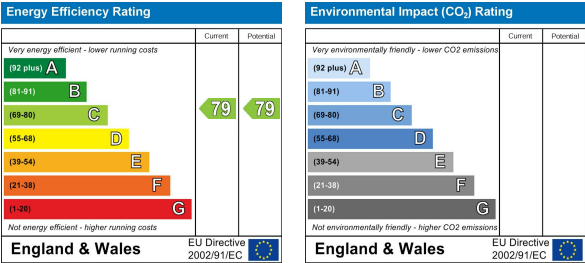
Area Map



Floor Plan



Energy Efficiency Graph



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