



Sevenoaks Close, Sutton, SM2 6NL  
Guide price £270,000

2 1 1 1

## Floor Plan

Approximate Gross Internal Area 573 sq ft - 53 sq m

Kitchen 10'0" x 7'1" 3.05 x 2.17m

Living Room 15'2" x 10'2" 4.63 x 3.10m

Bathroom 6'5" x 5'7" 1.95 x 1.70m

Bedroom 2 11'7" x 7'1" 3.53 x 2.15m

Bedroom 1 13'1" x 9'2" 4.00 x 2.80m

IN

Second Floor

PINK PLAN  
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd makes the highest level of endeavour to ensure the details contained in these plans are accurate, no guarantee is given for the accuracy or completeness. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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## Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## Accommodation

- GUIDE PRICE £270,000 - £285,000
- 2 Bedroom purpose built apartment
- NO ONWARD CHAIN
- Spacious living/dining room
- Second floor with elevated views
- Allocated parking
- Set within the desirable Belmont Heights development
- Extremely close to Belmont Station & easy access to Sutton Mainline
- Excellent choice of amenities and great schooling

## Viewing

Please contact our Butler's Sales Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

