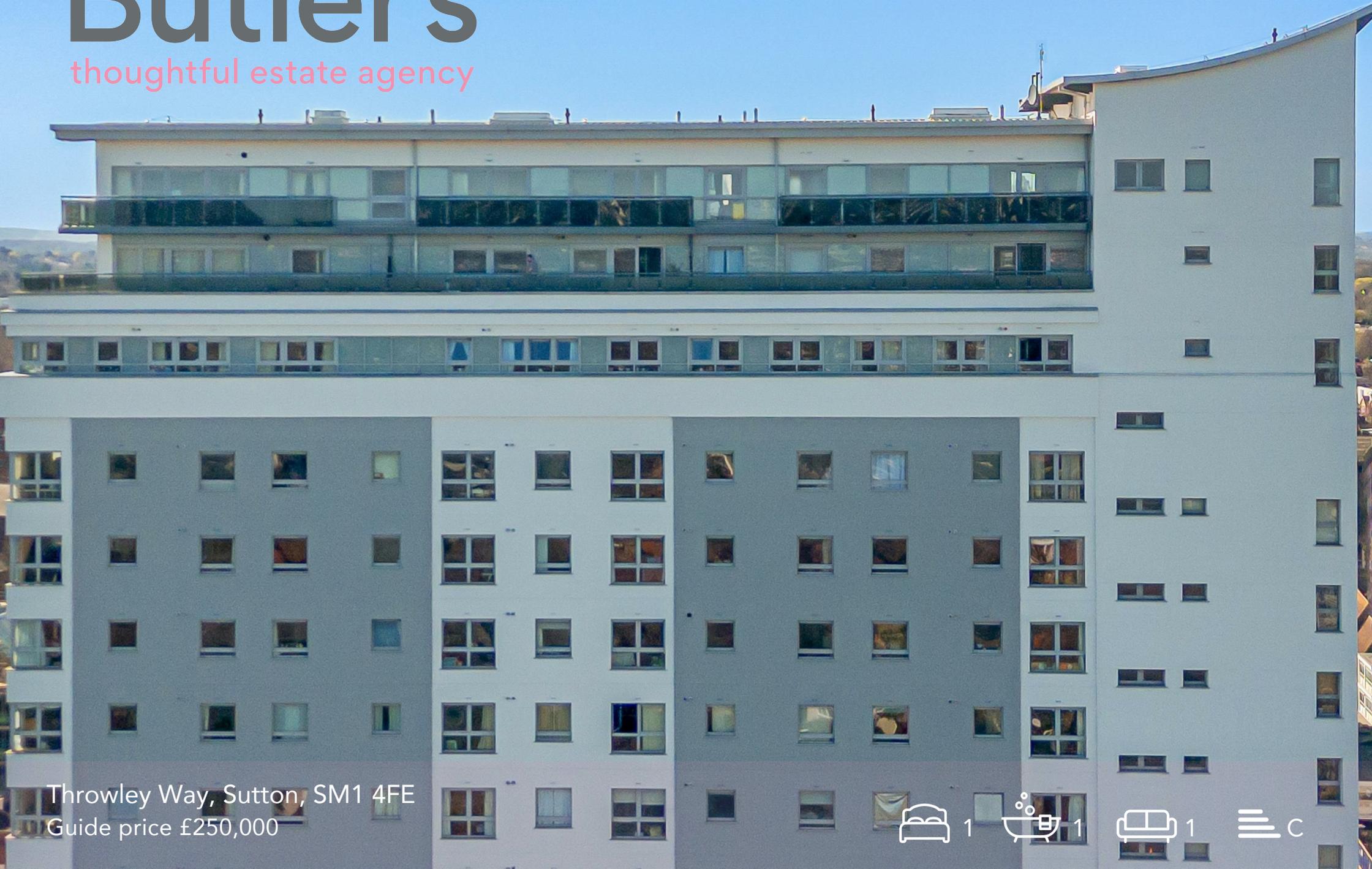


# Butler's

thoughtful estate agency



Throwley Way, Sutton, SM1 4FE  
Guide price £250,000



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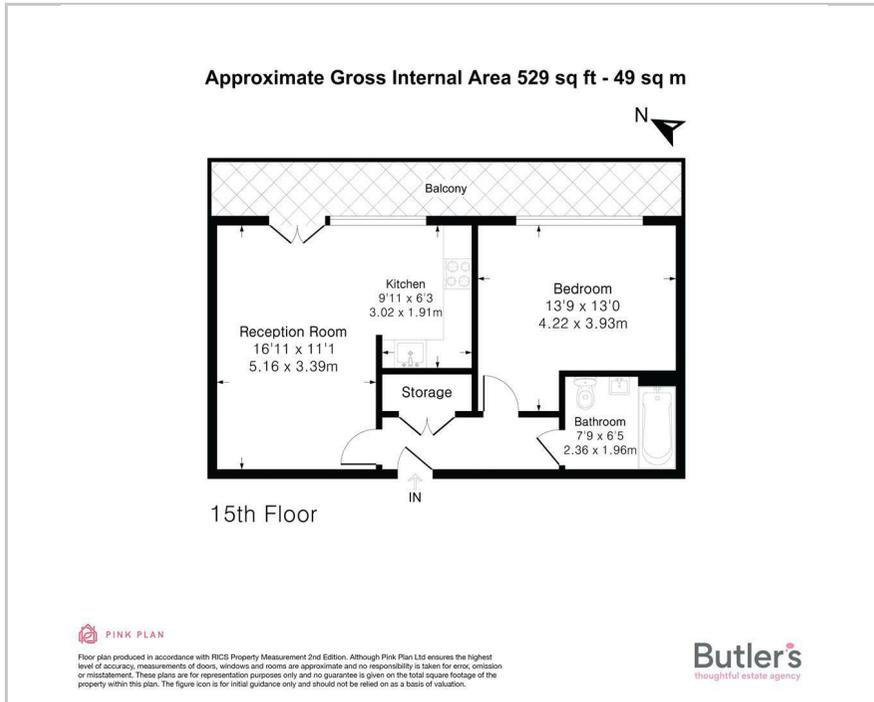


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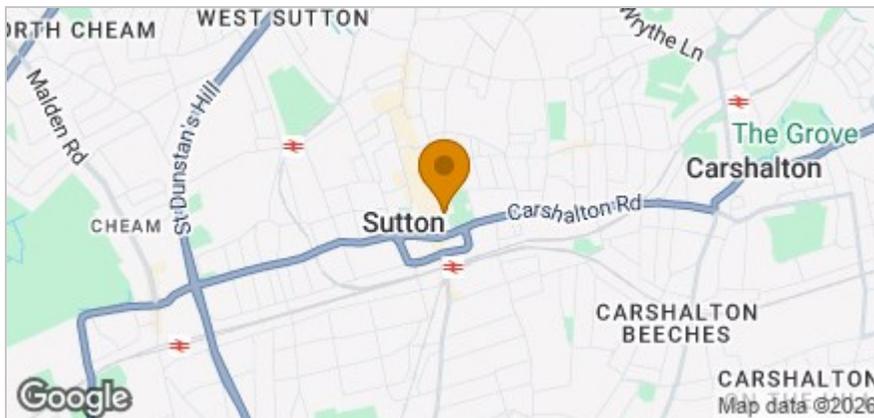


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## Floor Plan



## Area Map



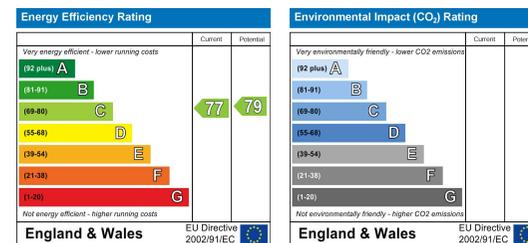
## Accommodation

- GUIDE PRICE £250,000 - £265,000
- Stunning one bedroom sub-penthouse apartment
- A truly unique and exciting property
- Large private balcony with amazing, far-reaching views
- Spacious open plan living/dining/kitchen area
- Boasting private allocated parking via a brand new car lift
- Concierge & private gym for Aspects residents
- Modern, recently refitted bathroom
- Adjacent to the High Street & Manor Park, with Sutton Mainline Station minutes away
- Offered in excellent condition throughout

## 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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