

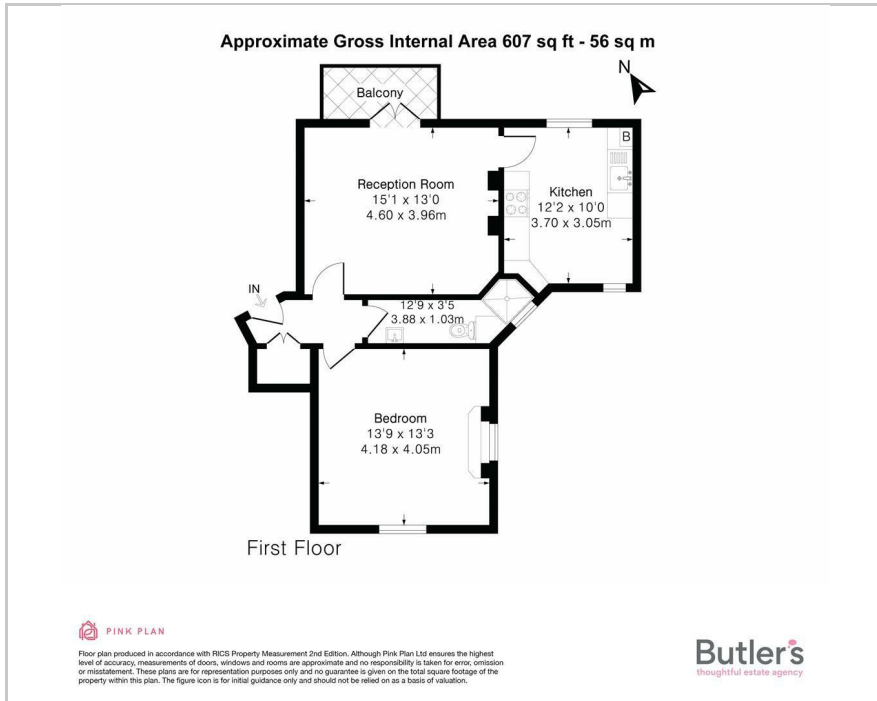
Butler's  
thoughtful estate agency



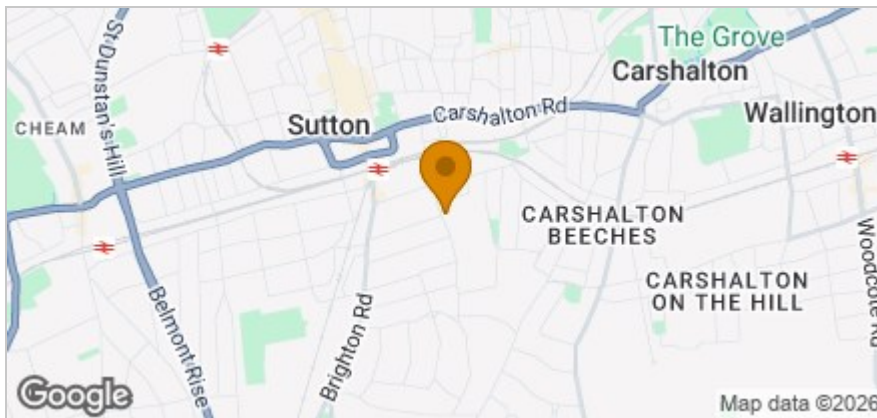
Langley Park Road, Sutton, SM2 5EP  
Guide price £300,000



## Floor Plan



## Area Map



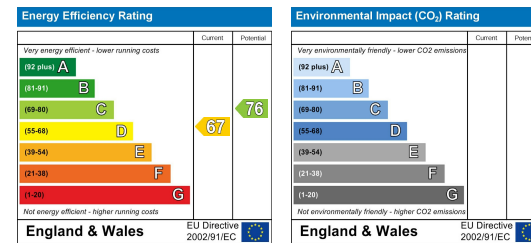
## Accommodation

- Stunning one bedroom first floor conversion apartment
- Excellent internal order throughout
- Offering a wealth of period features & exquisite detail
- Small private balcony off the living room
- Contemporary kitchen/diner
- Modern shower room that maximizes available space
- Large master bedroom with high ceilings & fireplace
- Communal grounds
- Extremely close to Sutton Mainline Station (0.4 mile walk) & high street
- Cosy living room with elevated views

## 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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