

# Butler's

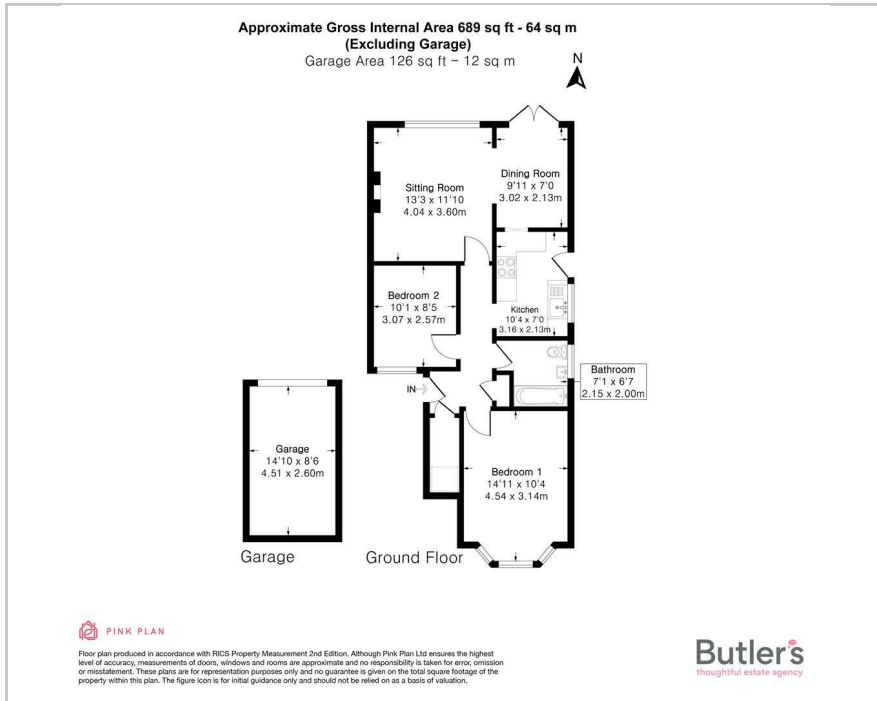
thoughtful estate agency



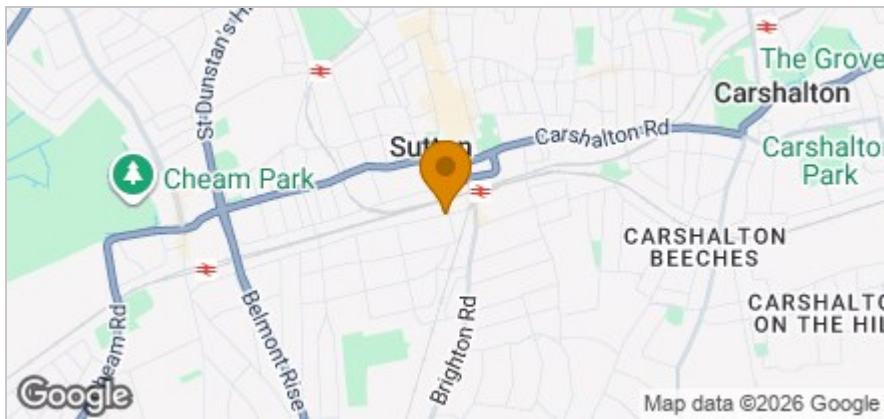
Mulgrave Road, Sutton, SM2 6LT  
Offers in the region of £375,000



## Floor Plan



## Area Map



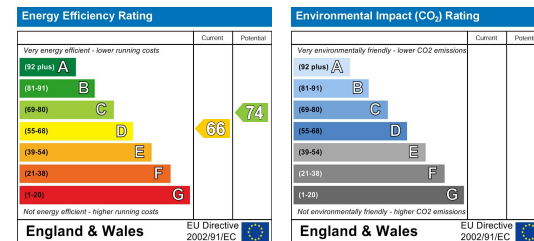
## Accommodation

- Gorgeous 2 bedroom maisonette
- Direct access to private rear garden
- NO ONWARD CHAIN
- Share of Freehold
- Excellent internal order
- Spacious Living/dining areas
- Ground floor
- Coveted location close to transport & 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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