



Kings Lane
Sutton, SM1 4PB
Guide price £270,000



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A MUST VIEW! GUIDE PRICE £270,000 - £280,000 This fantastic apartment is a true one-off and offers accommodation without compromise. Being one of the largest one bedroom properties in the area and taking up the entirety of the top floor, it really is the pinnacle of it's type, along with being set in one of the most coveted blocks and locations around. It is a fantastic opportunity for you to move into what may be your first home, or even rent out if you are looking for that rock-solid investment. Situated in this intimate & coveted development which is incredibly well looked after, the property internally is offered in beautiful condition, with a modern refitted kitchen that has a fabulous amount of workspace for you to really cook up a storm in. These large sizes are consistent throughout, with a huge bedroom with integrated wardrobes and gorgeous bathroom which serves all of the rooms. The wonderful, open plan lounge/diner is also nothing short of spectacular, a room that has ample space for you to not just relax in and catch up on a good book or some great TV, but also perfect for you to have your friends and family come over and entertain in, as the room can also comfortably accommodate a large dining table. Being on the third floor, you also benefit from fantastic elevated views and natural light coming in through the windows. On the outside, as we mentioned, the location is brilliant. Next to a park and also being a short walk to fantastic local amenities in Sutton & Carshalton, there is a fantastic selection of shops, restaurants and bars, with Sutton mainline station whizzing you up to London in under half an hour. The final piece of the jigsaw comes by the way of a allocated parking, perfect for you not having the issues of having to find a space to park, a fantastic benefit for the lucky new owner.



THIRD FLOOR

OPEN PLAN AREA

Kitchen/Living/Dining Room
30'5 x 21'8 (9.27m x 6.60m)

Bedroom
18'2 x 14'5 (5.54m x 4.39m)

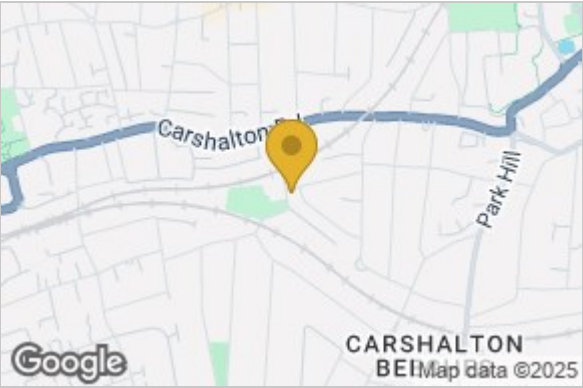
Bathroom
14'5 x 6'1 (4.39m x 1.85m)

OUTSIDE

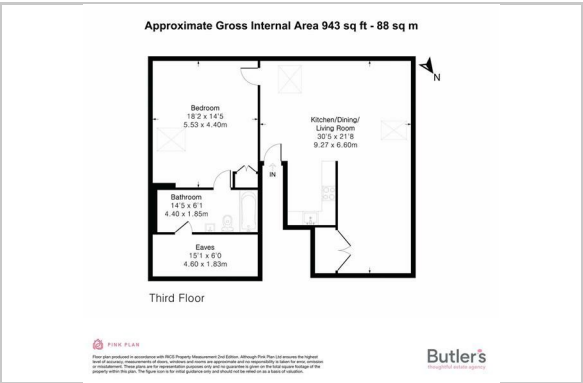
Allocated Parking



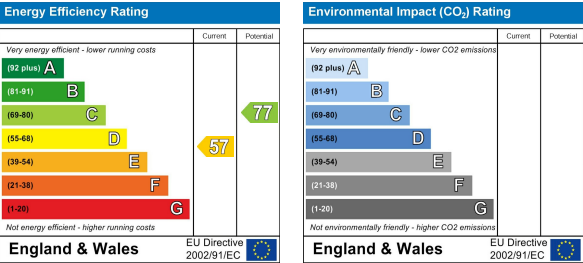
Area Map



Floor Plan



Energy Efficiency Graph



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