



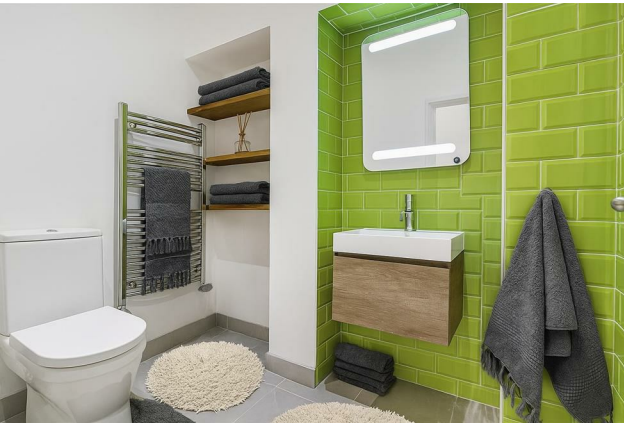
93 Collingwood Road  
Sutton, SM1 2QH  
Offers over £230,000





# 93 Collingwood Road, Sutton, SM1 2QH

Positioned in one of the most convenient roads in Sutton, this ground floor, recently converted apartment is offered in excellent condition inside, having been lovingly refitted to a high standard. The great news is that there is also no onward chain, so ideal for you to move in as quickly as you can or even start earning an income if you are buying to let! So what about inside the property? Having an open plan layout, the lounge has enough space to relax in and catch up on your favorite box set in front of the TV, but there is also space for you to entertain, with enough room for a small dining table. The brilliant condition continues throughout, with a modern bathroom that is a sanctuary of style and peace, and a kitchen that has a good amount of workspace to cook up a storm in. You'll also love the bedroom that has lots of space for your wardrobes, with access onto the courtyard patio area. Location wise, you aren't just incredibly well located next to fantastic local amenities at hand on the High Street but also have a the choice of 3 train stations close by, proving great links into the City. So what are you waiting for? Don't delay and miss out on this little gem!



## GROUND FLOOR

Hallway

Living Room/Kitchen  
12' x 10'7 (3.66m x 3.23m)

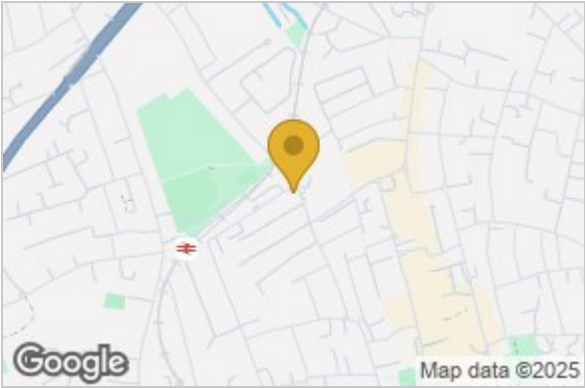
Bedroom  
12' x 8'9 (3.66m x 2.67m)

Bathroom  
9'7 x 4'11 (2.92m x 1.50m)

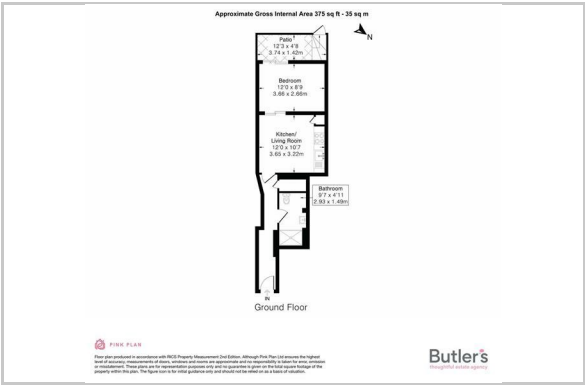
## OUTSIDE

Patio Area  
12'3 x 4'8 (3.73m x 1.42m)

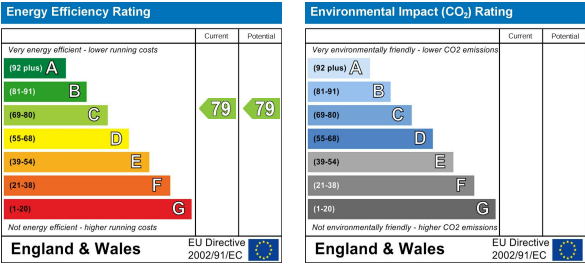
## Area Map



## Floor Plan



## Energy Efficiency Graph



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