

Butler's

thoughtful estate agency



Mulgrave Road
Sutton, SM2 6LG

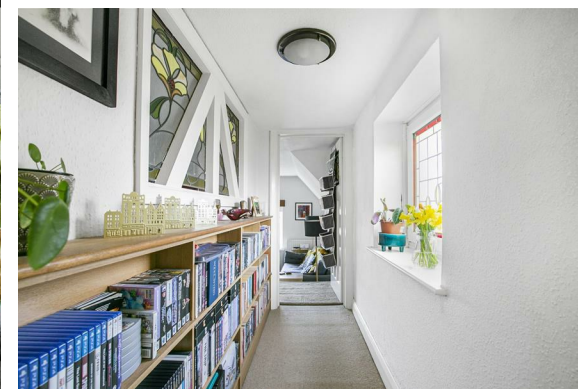
Guide price £375,000



Mulgrave Road

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Every now and again a property comes to market that really is unique and special; a one of a kind home that defies the status quo, with Mulgrave Hall being one such example. Set within a highly coveted South Sutton road, located by Sutton Mainline station, this one/two bedroom, third floor conversion apartment is set within a handsome, landmark, period building and is finished to an excellent standard, offering unrivaled multi-purpose accommodation that not only works for entertaining but also cosy nights in, nestling down with a good book, or catching up on those box sets that you have been wanting to for a while now. When you're in the mood for the latter, head to the split level lounge, which is a wonderful space to entertain or just spend time with the family. The garden/guest room provides a tranquil setting, with panoramic views looking out onto the fabulous communal garden. It's a versatile space that could be used for a variety of reasons, such as working, reading, a second bedroom or even for dining, where you can have pre-dinner drinks, moving to the table where you can finish off preparations for your meal without missing out on the conversation in the adjacent kitchen - and what a kitchen it is! So well appointed it wouldn't feel out of place in a property costing twice times as much. So what about the rest of the apartment? We are happy to report, things get even more luxurious! The bathroom is a phenomenal space to relax in after a hard day at work, having been sympathetically appointed, and the bedroom is just so beautiful with lots of space for your wardrobes. You'll probably find that bedtime will now become your favourite part of the whole day! As the apartment also comes with a large communal garden accessed directly from your property and a gated residents parking area, we urge you to do one thing a book a viewing as there really is no compromise here. Just come with the expectation that you'll be falling head over heels in love!





THIRD FLOOR

Hallway

Kitchen

12'3 x 7'1 (3.73m x 2.16m)

Dining Room/Bedroom

17'3 x 10'8 (5.26m x 3.25m)

Lobby

Living Room

16'6 x 14'9 (5.03m x 4.50m)

Master Bedroom

16' x 9'9 maximum (4.88m x 2.97m maximum)

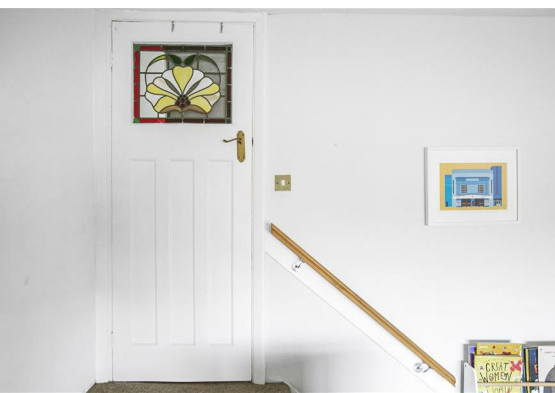
Bathroom

9'10 x 6'3 (3.00m x 1.91m)

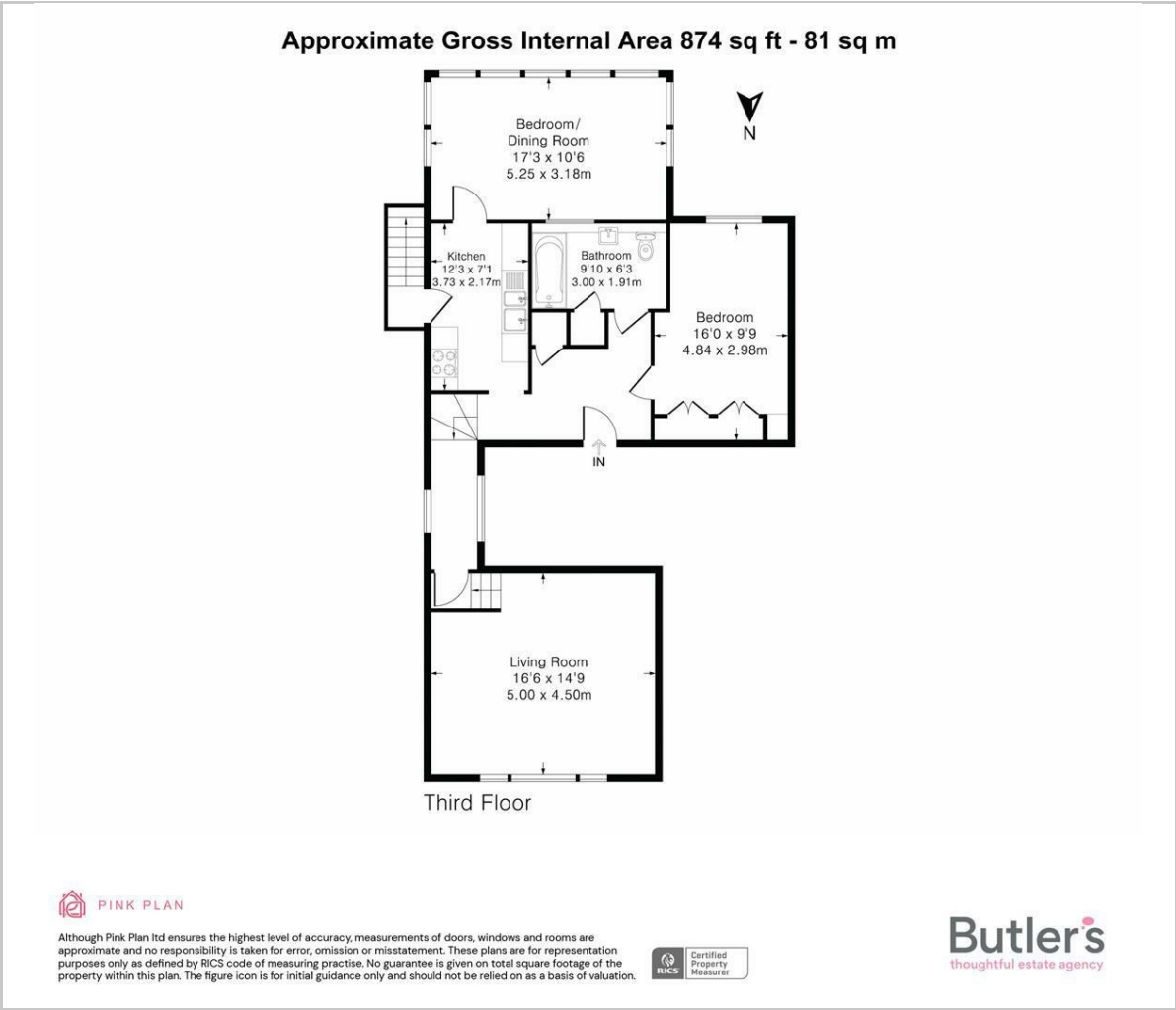
OUTSIDE

Communal Garden

Gated Residents Parking



Floor Plan

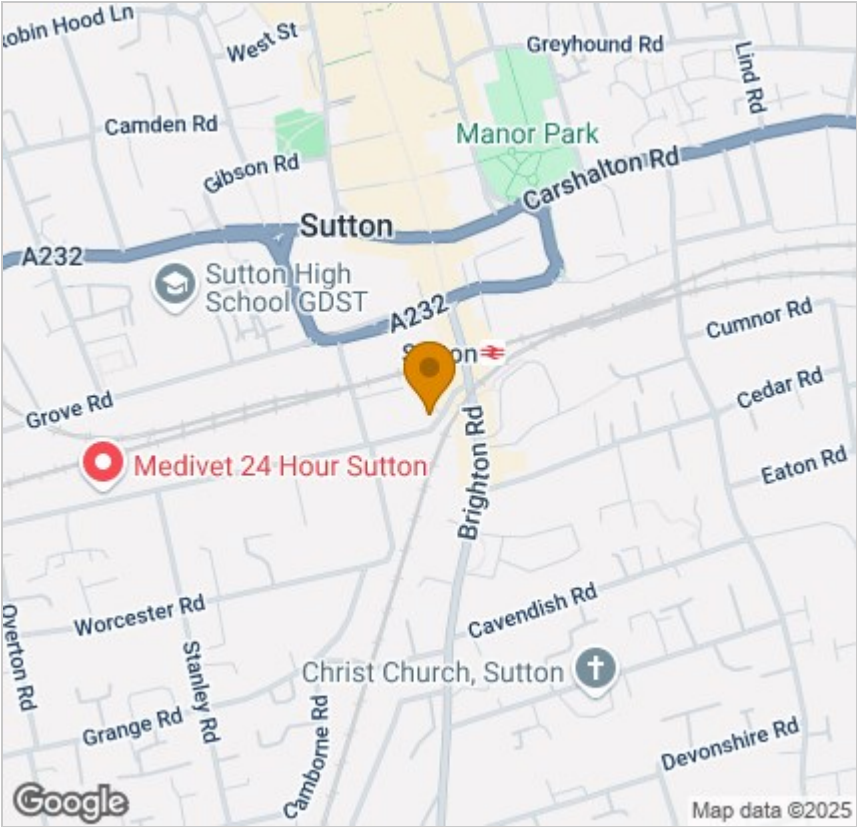


Viewing

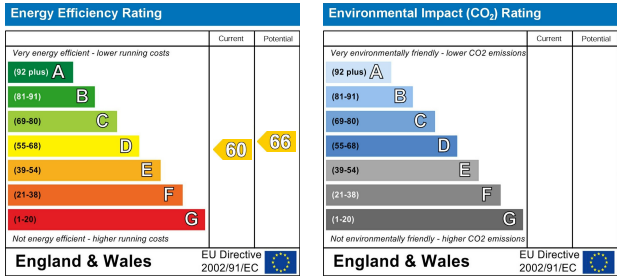
Please contact our Butler's Sales Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

18 Sutton Plaza, Sutton, Surrey, SM1 4FS
Tel: 020 39 170 160 Email: hello@butlershomes.co.uk butlershomes.co.uk

Area Map



Energy Efficiency Graph



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